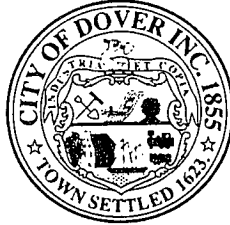


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: October 9, 1997
RE: Staff recommendations for agenda items for the October 14, 1997 Planning Board Meeting

ITEM #2: Application for a driveway waiver for Carl D. Coerdts, Assessor's Map 27, Lot 258, zoned R-12, located at 21 Pearl Street.

Planning Staff recommend that the Driveway Waiver be granted.

ITEM #3: Application for a Conditional Use Permit for Kenneth & Barbara Godin, Assessor's Map A-2, Lot 36-10, Zoned R-40, located at 22 Parsons Lane.

The Conservation Commission will review the application the night of the Planning Board meeting. Pending their recommendation, Planning Staff recommend the permit for construction within an area of >20% slopes be granted provided no additional construction occur in the Conservation District without first securing review and approval by the Conservation Commission and Planning Board.

ITEM #4: Merger of land for Janice Reilly, Assessor's Map L, Lots 16, 20 and 21, zoned R-20, located on Spur Road.

Planning Staff recommend the Board approve the Notice of Merger and sign-off on the new merger form in accordance with NH RSA 674:39a Voluntary Merger. This item does not require public notice or a public hearing.

ITEM #5: Application for a Conditional Use Permit for Doug George Homes (Owner, Eldorado Corporation), Assessor's Map I, Lot 31C, zoned R-12, located on Mast Road.

The Conservation Commission has favorably reviewed the application. Planning Staff recommend the Conditional Use Permit be approved with the following conditions:

1. The revised vegetation line on the lot be buffered with a ten foot planting of shrubbery to absorb anticipated fertilizer and other non-natural run-offs.
2. The deed for the lot shall include a covenant restricting any incursion into the transition planting area and/or the established vegetation line unless reviewed and approved by the Conservation Commission and Planning Board.
3. Provide erosion controls such as silt fencing during the construction period.
4. Submit the NH Wetland Board Dredge and Fill permit to the Planning Department when received.

ITEM #6: Application for a minor lot line adjustment of land for Apple Crest Realty, LLC, Assessor's Map L, Lot 40-1 & 40-2, zoned R-20, located on Dover Point Road.

Planning Staff recommend approval of the minor lot line adjustment plat with the condition that the owner sign the mylar and copies.

ITEM #7: Application for a minor subdivision of land for Smithfield Construction Co., Assessor's Map M, Lot 102-9, zoned R-40, located on Middle Road.

Planning Staff recommend approval of the minor subdivision plat with the following conditions:

1. Add the owner's signature to the plat.
2. Add the Strafford County Registry of Deeds Plan number to reference one.
3. Add the NH WSPCC subdivision approval number to the plat.
4. Provide septic design test pit data to the Planning Department.

BWW/bww