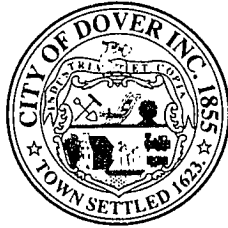


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: November 6, 1997
RE: Staff recommendations for agenda items for the November 13, 1997 Planning Board Meeting

ITEM #2: Application for a minor subdivision plan of land for Frank & Maureen Wentworth, Assessor's Map I, Lots 25B, 25B-1, and 25E, zoned R-40, located on Drew Road.

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

1. Add the owners' signatures to the plat.
2. Add the L1-L7 table of dimensions to the plat.
3. Add setback lines per State RSA's for the cemetery to the plat.
4. Identify soil types in a note on the plat.

ITEM #3: Application for a site review of land for Bill Dube, Inc., Assessor's Map K, Lot 25B, zoned B-3, located at 40 Dover Point Road.

1. This application has two separate drainage concerns that are currently being worked on by the applicant, abutters to the site, NH DES, and NH DOT Division 6 engineering staff. A meeting has been scheduled for Friday afternoon, November 6, 1997 to begin to address the drainage issues. Information on whether these issues have been resolved will be given to you the night of the meeting. If there has been no resolution of the drainage issues, then Planning Staff recommends that the site plan be tabled until a resolution is forthcoming. Otherwise, Staff recommends approval with the following conditions:
2. Add a note to the plan stating that exterior lighting shall be directed on-site only.

3. Add screening for the dumpster to the plan.
4. Show landscaping trees in the front islands or in new raised landscaping islands throughout the parking lot on the plan.
5. A waiver from the Board for widening a curb cut (when there are more than one), beyond the 24-ft. is required (Article 92 Driveways, Section 92-6, I. 2).
6. Add the owner's signature to the plat.
7. Provide the Planning Department with the Driveway permit from the State.
8. Add the engineer's stamp and signature, and the surveyor's stamp and signature to the plan.
9. Show the drainage system piping under the proposed addition moved to eliminate the conflict.

ITEM #4: Application for a site review of land for Civilworks, Inc., (Owner, Bank of New Hampshire), Assessor's Map E, Lot 32-1, zoned ETP, located on Watson Road.

1. Planning Staff recommends that the site plan be approved with the following conditions.
2. Add the owner's signature to the site plan.
3. Submit the NH Wetlands Board Dredge and Fill permit to the Planning Department when received.
4. The recommendation for a Conditional Use permit from the Conservation Commission will be available the night of the meeting, as the Commission does not meet until Monday, November 10, 1997.
5. The Planning Board needs to consider granting a waiver for access way width less than 24 ft. and for aisle width less than 22 ft. Staff recommends granting the waivers.
6. Make the changes to the drainage provisions per the applicant's discussion with the City Engineer on Thursday, November 6, 1997.

BWW/bww