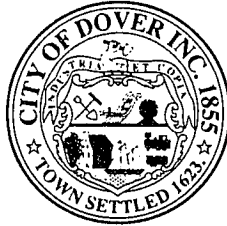


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: February 6, 1998
SUBJECT: Staff recommendations for agenda items for the February 10, 1998,
Planning Board Meeting

ITEM #2: Application for a site plan of land for Chauvin Arnoux, Inc. (Owner Cocheco Land Management, Inc.), Assessor's Map G, Lot 1L, zoned I-2, located at 15 Faraday Drive.

Planning Staff recommend that the Site Plan be approved with the following condition.

1. Add the owner's signature to the mylar original site plan.

ITEM #3: Application for a site plan of land for James A. Smith, Assessor's Map B, Lot 17, zoned R-40, located on County Farm Cross Road.

Planning Staff recommend approval of the Site Plan with the following conditions:

1. Add the owners' signatures to the site plan.
2. Add the Map and Lot call-outs to the lots on the plan.
3. Show the existing stable building on the adjacent parcel. Add a note stating that no livestock shall be boarded in said structure.
4. Provide state septic system permit to the Planning Department.
5. Add GIS coordinates to the plan. GIS points are located nearby on County Farm Cross Road near Sixth Street.
6. Incorporate the following City Engineer requirements into the plan:

- a. Call-out the type of water service material on the plan.
 - b. Relocate the water service tap to before the water main gate valve.
 - c. Show a curb stop on the water service at the property line.
 - d. Revise the driveway layout so that the low spot is located before the edge of pavement tie-in to keep run-off from entering the roadway.
7. Grant a 100-ft. wide recreational trail access easement along the river frontage of the property. This condition was requested previously at subdivision application review. Planning Staff prepared a draft Conservation Easement deed for review by the applicant. The City Attorney has reviewed and approved the Easement language. The draft easement is included in your packet.
 8. A waiver from the Board is required to enable the applicant to not pave the accessway and parking lot areas.

ITEM #4: Application for a site plan of land for Cocheco Overlook Partnership, Assessor's Map 3, Lot 63B, zoned UMUD, located at the corner of Main and Washington Streets.

Planning Staff spoke with the applicant's representative and engineer with regard to the remaining concerns from the Technical Review Committee. Planning was assured that the remaining concerns would be satisfactorily addressed, but that revised plans could not be completed in time for the February 10th meeting. Staff, therefore, recommend approval of the Site Plan with the following conditions:

1. Add the owners' signatures to the site plan.
2. Revise the plans to bring the curb in behind the catch basin at the entrance being closed on Main Street (by pole #126/1X).
3. Add a detail cross-section to the plan showing the proposed steps to the sidewalk on Washington Street.
4. Submit the professionally stamped letter indicating that the jersey barrier system in the upper lot are adequate for their purpose to the Planning Department.
5. Revise the plans to address the undermining problem directly under the jersey barriers and over the existing concrete wall.
6. Specify an alternative storm water treatment system such as Vorttechs treatment system or an approved equal to provide for the most efficient removal of pollutants at this site.
7. If the dumpster in the upper lot is to remain, it should be screened in an enclosure.
8. Add handicapped spaces to the plan in an amount to be determined by the Building Official.
9. Add the striping of the upper lot to the site plan sheet.

10. Add the following notes to the site plan:

- a. A maintenance plan for the storm water treatment system shall be submitted and implemented by the owner. Annual reports shall be submitted to the City Environmental Projects Manager.
- b. Pipes overhanging the water shall be removed.
- c. Jersey barriers shall be straightened and connected.
- d. Full-faced curb shall be placed on River side along walls (also show on Section A-A and B-B).

11. Planning Staff recommend the Board grant the two waiver requests (stall width and paving setback) as set forth in the Engineer's letter dated December 9, 1997.

12. Pay the outstanding application fees of \$337.50.

BWW/bww