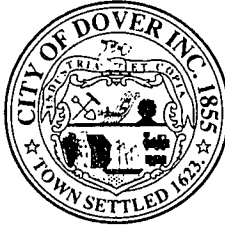


STEVEN J. STANCEL
Director



288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 743-6008
Fax: (603) 743-6097

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
RE: Staff Recommendations for Planning Board Agenda Items of March 24, 1998.
DATE: March 19, 1998

ITEM #2 Public Hearing on the following Applications for extraction pit renewals:

a. Request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, zoned R-40, located on Mast Road and Cold Springs Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1998 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1998 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. The applicant shall obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
4. The provisions contained in the letter to the Planning Board be considered part of the application and serve as requirements thereof.
5. Complete the Professional Sign-off portion of the application by May 1, 1998.

b. Request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12A, 13 and 14, zoned R-40, located on Glen Hill/Tolend Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. No siltation runoff shall be allowed onto and over Glen Hill Road from Map C, Lot 12A.

c. Request for an extraction permit by James P. Griffin, Assessor's Map H, Lot 60 and Lot 62, zoned R-40, located on Mast Road.

Planning staff recommends approval, subject to the following conditions:

1. The contours on the plans submitted with the application has not been revised since 1992. Update existing conditions contours on the plan to reflect the current extent of the excavation. Submit the revised plan to the Planning Department by May 1, 1998. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
2. Submit a surveyed lot line adjustment plan and application to the Planning Board by May 1, 1998, to show the new property lines approved by the court.
3. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
4. Minimum setbacks from property lines and the Conservation District adjacent to the Bellamy River be flagged in the field by May 1, 1998 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1998 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
5. Ensure that the stored loam be clean and free from contaminates and hazardous materials.
6. Provide proof to the Planning Department that property tax due for tax years 1995 and 1996 on Map H, Lot 62 have been paid.
7. Provide the Planning Department with a new surety bond to replace the \$14,000 bond that expired on February 28, 1998.
8. Complete the Professional Sign-off portion of the application.

d. Request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, zoned R-40, located on Mast Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1998 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1998 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. The reclamation plan and operational plan submitted with this application and their provisions be considered as part of the permit.
4. Limit excavation at the property lines of disapproving abutters to no closer than 50 feet. A list of disapproving abutters is on file with the excavation permit.
5. The pit owner shall provide notice to the Planning Department should the continuous surety bond for reclamation lapse.
6. Excavation shall be limited to the south side of Cold Springs Road on those portions of the lot crossed by said private drive.

e. Request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map I, Lot 47, zoned R-12, located on Back River Road and Mast Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1998 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1998 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. Limit excavation at the property lines of disapproving abutters to no closer than 50 feet. A list of disapproving abutters is on file with the excavation permit.
4. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 8:00 AM to 1:00 PM on Saturdays.
5. The paved entrance road shall be cleaned and maintained so as to not allow dust and dirt to migrate off the lot.
6. The ingress and egress to the pit be restricted to Back River Road on Saturdays between 8:00 AM and 1:00 PM.

7. Sow all denuded areas in the adjacent closed Mathes pit (Map I, Lot 49) with a suitable cover crop. Contact the Planning Department for inspection when the crop has stabilized.
8. The operational plan submitted with this application and its provisions be considered as part of the permit.
9. The grading and reclamation plan dated 1997 submitted with the application has not been revised since 3/20/97. Update existing conditions contours on the plan to reflect the current extent of the excavation. Submit the revised plan to the Planning Department by May 1, 1998. Failure to comply with this condition shall be grounds for revocation of the extraction permit.

ITEM #3 Public Hearing for a revision to an application for a minor lot line subdivision and minor lot adjustment of land for James Smith & Lenore Ekwurtzel, Assessor's Map B, Lot 17 & 17A, zoned R-40, located on County Farm Cross Road.

Planning Staff recommends approval, subject to the following conditions:

1. Plan submitted relocates a lot line closer to a barn that houses livestock and therefore violates the one hundred foot setback required by the Zoning Ordinance. A revised plan which corrects this problem must be submitted at the meeting. The Planning Director may have additional conditions after reviewing the revised plan.
2. Add owners' signatures to the plan.
3. Delineate the Conservation Zone adjacent to the river and other water bodies.
4. Provide the Planning Department with the NH WSPCC Subdivision Permit for the small lot.
5. Add 75 foot setback lines from very poorly drained soils on the plan.
6. Change the wording depicting the easement along the river from "Pedestrian Easement" to "Conservation Easement".