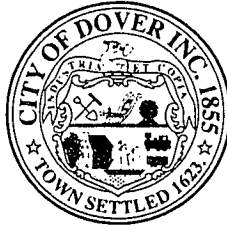


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: April 10, 1998
SUBJECT: Staff recommendations for agenda items for the April 14, 1998 Planning Board Meeting

ITEM #2 Application for a minor subdivision and lot line adjustment of land for James A. Smith and Lenore Ekwurtzel, Assessor's Map B, Lot 17 & 17A, zoned R-40, located on County Farm Cross Road.

Planning Staff recommend approval of the minor subdivision and lot line adjustment plan with the following conditions:

1. Add the owners' signatures to the subdivision plan.
2. Provide the NH WSPCC Subdivision Permit to the Planning Department.
3. Grant a 100-ft. wide recreational trail access easement along the river frontage of the property.

ITEM #3 Application for a site plan of land for James A. Smith and Lenore Ekwurtzel, Assessor's Map B, Lots 17B & 17C, zoned R-40, located on County Farm Cross Road.

Engineering has requested that each lot have a separate water service. A waiver from the Board has been previously approved to enable the applicant to not pave the accessway and parking lot areas. Planning Staff recommend approval of the Site Plan with the following conditions:

1. Add the owners' signatures to the site plan.
2. Provide the NH WSPCC septic system permit to the Planning Department.
3. Add note to specify a 2" corporation and stainless steel strap tapping saddle for connection to water main.
4. Revise plan to show adequate maneuvering area for truck to access dumpster.

ITEM #4 Application for a minor lot line adjustment of land for Chad Kageleiry, (Owner: Dover Industrial Development Authority), Assessor's Map D, Lot 13-4, zoned I-4, located on Venture Drive.

1. Add the owners' signatures to the site plan.
2. Revise note #3 to add total area of original lot and final lot for Map D, Lot 11-1.
3. Provide Planning Department with written approval of the plan from the Dover Industrial Development Authority.

ITEM #5 Application for a site plan of land for Chad Kageleiry, (Owner: Dover Industrial Development Authority), Assessor's Map D, Lot 13-4, zoned I-4, located on Venture Drive.

1. Add the owners' signatures to the site plan.
2. Provide Planning Department with written approval of the site plan from the Dover Industrial Development Authority.

ITEM #6 Application for a site plan of land for Dover School Department, (Owner: City of Dover) Assessor's Map H, Lot 11, zoned R-20, located on Durham Road.

This plan has been reviewed at two TRC meetings. The list of issues discussed at the last TRC meeting are included with this memo for your review. The School Department is working on revising the plan to incorporate these changes. Planning staff recommends that the public hearing be held and that the plan be tabled until the April 28th meeting for a final decision. The Planning Board may wish to conduct a site walk.

ITEM #7a 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 June 1, 1998 to facilitate inspections. The pit owner shall contact the Planning Department prior to June 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 June 1, 1998.