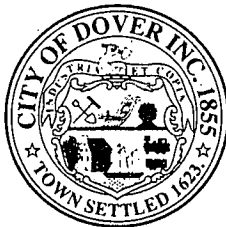


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members

FROM: Planning Staff

RE: Staff Recommendations for Planning Board Agenda Items of April 28, 1998

DATE: April 23, 1998

ITEM #2: Consideration and acceptance of an application for a minor lot line adjustment of land for Lynwood & Sally Carter, Assessor's Map D, Lots 8L & 8T, zoned R-12, located at 20 Maplewood Avenue.

Planning staff recommends approval, subject to the following conditions:

1. Add both owners' signatures to the plan.

ITEM #3: Consideration and acceptance of an application for site plan of land for James W. Varney, (Varney's Cleaners) Assessor's Map 6, Lots 43 & 44, zoned B-2, located at 60 - 64 Third Street.

Planning staff recommends approval, subject to the following conditions:

1. Add owners' signatures to the plan.
2. Provide exterior lighting (directed on-site only).
3. A minimum of 22 parking spaces shall be provided by combination of on-site and leased spaces. Submit lease agreement.
4. Amend plan to provide a minimum of seven foot high adequate screening along the residential property, either with vegetation or stockade-type fence.
5. Any change in use of upstairs storage space shall require additional parking spaces as required by zoning.
6. Amend plan to provide engineering detail of proposed retaining wall.

ITEM #4: Consideration and acceptance of an application for Conditional Use Permit for Kanaan & Kathleen Al-Darraji, Assessor's Map N, Lot 20C, zoned R-40, located at 202 Back Road.

Dean Peschel, Environmental Projects Coordinator has indicated no concern with septic system location. Planning staff recommends approval, subject to the following conditions:

1. Comply with general and specific conditions of the N.H. Department of Environmental Services permit #97-00802.

ITEM #5: Consideration and acceptance of an application for a site review of land for Michael Blackman, Assessor's Map 37, Lot 32A, zoned O, located on Central/Page Avenues.

Planning staff recommends approval, subject to the following conditions:

1. Add both owners' signatures to the plan.
2. Correct Note #1; "Lot 37" should read "Tax Map 37".
3. 17' long parking spaces and 20' aisle width require wavier from the Planning Board. Wavier recommended with the condition that employees be required to use the undersized spaces.
4. Remove pavement in the southwest corner of parking lot where two parking spaces are to be eliminated and replace with loam and seed.

ITEM #6: Consideration and acceptance of a request for an extension of approval for Connifer Commons Subdivision a.k.a. Glenwood Estates, Map E, Lot 19, zoned R-12, located on Glenwood Avenue.

Planning staff recommends approval, subject to the following conditions:

1. Obtain new N.H. Site Specific Permit.
2. Clean up site, including removal of all felled trees, brush and stumps within 30 days of approval.
3. Replace the trees improperly removed from the 15' rear setback with trees and/or landscaping to provide screening to the satisfaction of the Planning Department.

ITEM #7: Consideration and acceptance of a request for a site plan and subdivision of land for Express Realty Trust, (Owner Prime Circle) Map D, Lot 2A, zoned B-3, located on Central Avenue.

Planning staff recommends that the Planning Board accept the plan, hold the public hearing, and then table the plan until the May 12, 1998 meeting. A site walk for the property is also recommended. The following issues still need to be resolved:

1. Plans need engineer's and surveyor's stamps.
2. Need a subdivision plan that contains the required elements and notes.
3. Need revision dates on all plan sheets.
4. Need the proper site plan notes relocated from sheet 2 of 6 to sheet 3 of 6.
5. Add a note that the hotel owner will maintain the section of the roadway along their property frontage.
6. Resolve issues regarding hydrogeological study and recommendations. Final study recommendations shall be included in design of site.
7. Submit Boston Market as-built in mylar and digital form prior to plan signing.
8. Provide exterior building lighting (four sides) on site plan.

9. Meet the conditions outlined in the City Engineers April 20, 1998 memo.
10. Revise detail sheet to show catch basin frames and grate having 30" diameter and a minimum three foot sump.
11. Provide gas utilities on plans if gas is to be provided.
12. Add note to plan indicating that the site is in the secondary groundwater protection zone and that maximum lot coverage is 20%.
13. Add all abutters across roadways to sheet 2 of 6 of the plans.
14. There will be an off-site improvement fee for sewer improvements.

ITEM #8: Old Business

a. Discussion and possible vote on the Dover Middle School, located on Durham Road.

Planning staff recommends approval, subject to the following conditions:

1. Provide Planning Department with copies of all required State permits.
2. Provide to the Planning Department and Engineering Department a copy of the Geotechnical Report, to the satisfaction of the Engineering Department.
3. Provide to the Planning Department and Engineering Department a copy of the Site Lighting Plan, to the satisfaction of the Engineering Department.
4. Provide to the Planning Department and Engineering Department a copy of the Drainage Report, to the satisfaction of the Engineering Department.
5. Provide to the Planning Department and Engineering Department a copy of the pump station design, to the satisfaction of the Engineering Department.
6. Add to plan an engineered bypass shoulder for northbound vehicles to continue around vehicles turning left into the site. The geometrics of the bypass lane shall be as shown in Appendix B of Traffic Signal Warrant Analysis & Geometric
7. The Planning Department recommends that either a traffic signal be installed at the driveway entrance or the School Department be required to have a traffic control officer at the intersection during the afternoon dismissal period.
8. The Planning Department recommends that the gated service road remain open during evening events at the school to allow for a more even distribution of entering and exiting traffic.

ITEM #9: New Business

a. Discussion of ETP zoning (see attached memo).

Planning staff recommends that the Planning Board hold a public hearing on the amendments on May 12, 1998.