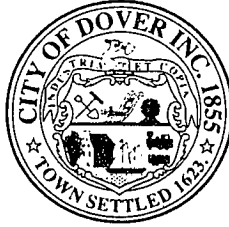


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: June 5, 1998
SUBJECT: *Staff recommendations for agenda items for the June 9, 1998 Planning Board Meeting*

ITEM #2: Application for a site plan revision for Cramer Fabrics, Assessor's Map D, Lot 13-1, zoned I-4, located at 20 Venture Drive.

Planning Staff recommend approval of the revised site plan with the following conditions:

1. Add the owner's signature and engineer's stamp to the plan.
2. Obtain review and approval from DEDC.

ITEM #3: Application for a minor lot line adjustment of land for Donald & Karen King and Richard & Arlene Thomas, Assessor's Map 30, Lots 45 & 46, zoned RM-10, located at 59 & 63 Sixth Street.

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

1. Add the owners' signatures to the plan.
2. Correct the three abutters located on Sixth Street across from the subject properties on the plat.
3. Correct the brook name from Burr to Berry Brook and add the 50-ft. Conservation District setback boundary for the brook to the plat.

ITEM #4: Application for a minor subdivision of land for William Z. Leavitt, Assessor's Map J, Lot 19E, zoned R-40, located on Bayview Road.

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

1. Add Flood Hazard note to the plat.

2. Add dimensional requirements note to the plat.
3. Add the required 25-ft. setback line to the gravesite.
4. Obtain NH WSPCC subdivision permit and submit to the Planning Department.

ITEM #5: Application for a site review of land for Patrick Cragin, Assessor's Map H, Lot 37B, zoned RM-20, located on Knox Marsh Road. (3 bldg., 12 units.)

Planning Staff recommend the site plan application be accepted, the public hearing be opened, and the plan be tabled to schedule a site walk, and to allow a lot line application to come before the board. The site plan needs a boundary and lot line adjustment plat to adjust for the proposed abandonment of Hanson Way and to allow for additional area needed for the density calculations. This is required because the utility easement (replacing Hanson ROW) cannot be counted towards density. The proposed abandonment of Hanson Way is scheduled for the June 24, 1998 City Council meeting. Following are the outstanding concerns for the project:

1. Add the owner's signature to the plan.
2. A NH DOT Curb Cut Permit is required.
3. Submit drainage calculations and test pit logs to Engineering.
4. The applicant should perform a test pit over the City water main to determine the depth of cover.
5. Show 30' easement for utilities centered on same.
6. 1200 sq.-ft. active recreation area requires listing of proposed playground equipment.
7. Conservation Commission review and recommendation, then Planning Board Conditional Use is required for greater than 20% impervious surface development (34% is proposed) in a Secondary Groundwater Protection Zone.
8. The project needs a name for E-911.

ITEM #6: Application for a Conditional Use Permit for Mark Phillips, Assessor's Map I, Lots 5, 5A, 63 & 63A, zoned RM-12, located on Back River Road.

Planning Staff recommend approval of the Conditional Use Permit with the following conditions:

1. The applicant adhere to any conditions placed on the plan by the Conservation Commission at their June 8, 1998 meeting.

ITEM #7: Old Business

a. Discussion and possible vote on driveway waiver for Dennis Munson, located at 125 Tolend Road.

Planning Staff recommend the driveway waiver remain on the table until the Department can review and resolve any outstanding environmental and zoning issues with the applicant.

b. Discussion and possible vote on site plan for Mark Phillips, located on Back River Road.

Planning Staff recommend approval of the site plan with the following conditions:

1. Add GIS coordinates to the site plan.
2. Provide a detailed lighting, telephone, electric, and cable plan to the City Engineer.
3. This project requires a fair share off-site improvement fee for the proposed traffic signal at the intersection of Back River Road and Route 108. The Planning Staff will calculate the per unit fair share cost and will provide the information to the Planning Board the night of the meeting.
4. A Conditional Use Permit from the Planning Board is required for construction of units 10 & 12, regrading activities on the site, and construction of the trail, in areas in excess of 20 percent slope. Review and recommendation by the Conservation Commission will occur on Monday, June 8, 1998.
5. Conservation easement previously granted needs to be shown on the plan.
6. Note needs to be added to the plan indicating the density calculations.

7. Grant sewer line easement for sewer line extended to Map I, Lot 64 at 68 Back River Road, owned by Nancy Austin.
8. Provide copy of proposed condominium documents.
9. Need to add legends to plans.
10. Add phase lines to plan if project will be built in phases.
11. Add street sign to plan.

c. Discussion and possible vote on a major subdivision for BAK Land, Inc., (Dan Gabriel), located on Sixth Street.

Planning Staff recommend that the plan remain on the table till the next meeting. The Department and the City Engineer will continue to work with the applicant. The following are the outstanding concerns for this project:

1. Add the owners' signatures to the subdivision plan.
2. Need the NH Wetlands Board permit and NH WSPCC Site Specific Permit.
3. Conservation Commission review and approval is needed for wetland fill. This issue will be heard by the Commission at their June 8, 1998 meeting. A conditional use permit from the Board is also required.
4. A waiver of 12" water line requirement in some of the new roads is required from the Board.
5. A waiver for 24' pavement width is required from the Board.
6. Need to review proposed road names for duplication.
7. Need to discuss the possibility of adding water line easements to the west of the development.
8. Need to add match lines to the plan and profile sheets.
9. Need to add a note restricting parking to one side of road.
10. Need to add a hydrant at the intersection of Sixth Street and Wildewood Lane.
11. Lot #1 has very little building area.
12. Need specific plans for tot lot.
13. Need signature of surveyor on plan sheets 4, 7, 8, and 9.
14. Need engineers stamp on plan sheets 10-24.

15. Need proposed lot numbers for the new lots, as assigned by tax assessor.
16. Need elevations of catch basin rims, inverts and sumps.
17. Need to provide either two new or existing street trees per lot.
18. Add note that all on-site utilities will be installed underground.
19. Add note that the limits of construction disturbance in Wetland District shall be staked, flagged and clearly identified prior to the commencement of site work.
20. Add a note requiring a pre-construction conference.