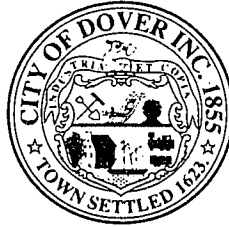


STEVEN J. STANCEL  
Director



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  
**DATE:** June 18, 1998  
**SUBJECT:** *Staff recommendations for agenda items for the June 23, 1998 Planning Board Meeting*

**ITEM #2: Consideration and acceptance of an application for a minor subdivision of land for Robert H. Torr, Assessor's Map H, Lot 5B, zoned R-40, located on Mast Road.**

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

1. Add the owner's signature to the plan.
2. Obtain NH WSPCC subdivision permit and submit to the Planning Department.
3. Add proposed tax map and lot numbers obtained from the Assessor's Office to the plan.
4. Submit test pit logs and percolation tests to the Planning Department.
5. Add Flood Hazard note to the plan.
6. Add area of parcel note to the plan.
7. Add note indicating that the street addresses will be assigned by the Building Inspector at the time of issuance of building permits.
8. Revise note #3 to indicate that the parcel is within the Secondary Groundwater Protection Zone.
9. Obtain approval of the subdivision from the Town of Madbury Planning Board.

**ITEM #3: Consideration and acceptance of an application for a site plan of land for Bean Engineering (Owner: Dover Industrial Development Authority), Assessor's Map D, Lot 11, zoned I-4, located on Venture Drive.**

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

1. Add the owner's signature to the plan.
2. Obtain review and approval from DEDC.
3. Provide Planning Department with a copy of a driveway maintenance agreement that is signed by the applicant and George Foster & Company.
4. Revise plan to show location of loading door for both phases of development.
5. Provide the Planning Department with a Conservation Easement Deed in a form satisfactory to the Planning Department.
6. Revise plan to add GIS coordinates.
7. Revise plan to add detail of the retaining wall.

**ITEM #4: Consideration and acceptance of an application for a Conditional Use Permit for Fuller Jeffrey Radio of New England, Inc. (WOKQ), Assessor's Map M, Lot 91A, zoned R-40, located at 292 Middle Road.**

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

1. Amend plan to indicate the wetland area to be filled.
2. Obtain NH Wetlands Board Permit and submit to the Planning Department.
3. Provide the Conservation Commission with a list of plants that will be planted in the new wetland area.

**ITEM #5: Public hearing on the Economic and Land Use Analysis of the Dover Master Plan Update.**

Planning Staff recommend adoption of the Economic and Land Use Analysis Chapter of the Dover Master Plan, subject to any revisions made as a result of the public hearing and discussions.

**ITEM #6: Old Business**

- a. **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 until 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. Obtain NH Wetlands Board permit and NH WSPCC Site Specific Permit and submit to the Planning Department.
3. Comply with Conservation Commission condition of approval, which is to insert language in each deed and plot plan marking wetland areas noting they are to be undisturbed. 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 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 note requiring a pre-construction conference.
21. Need to come to a mutual agreement on recreation equipment in tot lot.