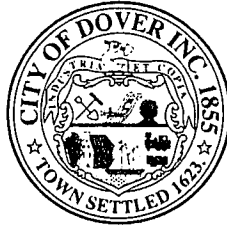


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Planning Staff  
**DATE:** August 6, 1998  
**SUBJECT:** *Staff recommendations for agenda items for the August 11, 1998  
Planning Board Meeting*

**ITEM #2: Application for a Minor Lot Line Adjustment of land for Martin & Lisa Tatlow (Owners, John Gregoire & Martin & Lisa Tatlow), Assessor's Map I, Lot 34-A & 35, zoned R-12, located on Spruce Lane.**

Planning Staff recommends granting the minor lot line adjustment plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Revise plat to include building setback lines.

**ITEM #3: Application for a Minor Subdivision of Land for Martin & Lisa Tatlow Assessor's Map I, Lot 34-A, zoned R-12, located on Spruce Lane.**

Planning Staff recommends granting the minor subdivision plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Add Tax Assessor's Map and Lot numbers to the final plat submittal
3. Note the size of the proposed culvert pipe on sheet 2.
4. A Conditional Use permit is required from the Board. Staff recommends approval with the Conservation Commission's condition that the area of downed trees and brush be cleaned up.
5. Show the existing water line on the plat.
6. Submit the test pit results to the City Engineer.

7. Add the standard Flood Hazard note to the plat.
8. Add the standard surveyor's note regarding the source of information for the property lines.
9. Add the standard note indicating that the Building Official shall assign street addresses at the time of building permit issuance.
10. Reference No. 1 needs a Strafford County Registry of Deeds (SCRD) Plan number.

**ITEM #4: Application for a Minor Lot Line Adjustment of land for Bertha Jalbert, (Owner, Bertha Jalbert Revocable Living Trust), Assessor's Map N, Lots 6 & 6A, zoned R-40, located at 296 Gulf Road.**

Planning Staff recommends granting the minor lot line adjustment plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Add the surveyor's signature to the plat.
3. Revise plat to include building setback lines.
4. Add a reference note to the plat regarding existing variance #H-83-10 with an explanation of the terms of the variance.

**ITEM #5: Old Business**

**a. Discussion and possible vote on site plan for Patrick Cragin, Knox Marsh Road. (3 bldg., 12 units)**

Planning Staff recommends granting the site plan and lot line adjustment plat with the following conditions:

1. A NH DOT Curb Cut Permit is required.
2. A Conditional Use permit is required from the Board for >20% (34% is proposed) impervious surface development in a Secondary Groundwater Protection Zone. The Conservation Commission reviewed and approved. Staff recommends approval.
3. The project needs a name for E-911.
4. A lot line adjustment plat, with proper metes and bounds, property lines to be abandoned, and revised lot sizes is required for review, approval and recording.
5. A future access easement to Map H, Lot 37A is required.

**b. Possible discussion on a major subdivision for MJS Engineering, located on Varney Road. (19 lots)**

Planning Staff recommends that the application remain on the table. The following are outstanding concerns:

1. Add the owners' signatures to the plat.
2. Revise the plat to include building setback lines.
3. Add GIS coordinates to the plat.
4. Add proposed street names to the plat.
5. Add Conservation district setbacks –50'.
6. Add the required notes/items from the standard note sheets.
7. Address the Engineering comments under separate cover.
8. Phase lines are required on plans.
9. Agree by a note on the plat to preserve the existing "historic" Oak Tree.
10. The extent of the water on the property from the recent "50 year storm event" raises questions about home site and septic design considerations. Ensure designs take all the water into account.
11. Conservation Commission application was submitted 7-1-98.
12. Add proposed monumentation to the plat.
13. Add street light locations – one at each cul-de-sac and at Varney Road.
14. Need State Subdivision Permit approval.
15. Need site specific permit approval. (or letter).
16. Need two street trees per lot or leave trees on each lot. (add note).
17. Require trimming of brush for sight distance (add note).
18. Require future ROW access for road extension for (to) adjacent lot 19.
19. Additional topo/wetland information beyond property is needed in order to make a decision on future ROW.
20. The Fire Department notes that the development is "outside of City water district." They are recommending the houses be sprinklered or bring City water. The development will have significant response times.
21. The City Engineer requires a report that the road design is adequate for the "wet" conditions (read: filter fabric)

22. Dean Peschel to review the issue of excess drainage into the Beaver Pond.
23. A discussion of the number of houses permitted in Phase I to occur with City engineer and Building Official.
24. Re-examine septic reserve area on lots 9 + 10.
25. Designate one adjacent lot owner to maintain cul-de-sac islands.

**b. Possible discussion on a major subdivision for Park Avenue Development Corp., located on Dover Neck Road. (25 lots)**

Planning Staff recommends the application remain on the table. Following are the outstanding concerns for this major subdivision:

1. Add the owners' signatures to the plat.
2. Need street lighting locations on the plan.
3. Need Engineer and Surveyor stamps added to the plat.
4. Need Owner's signature on plat.
5. Revise Note 6 to add: 30,000-sq. ft. minimum lot area for municipal water/sewer.
6. Need drainage calculations.
7. Sidewalk to be added on one side of 24 ft. wide roadway.
8. Consider a Cash contribution for recreation needs.
9. Developer shall be required to make a cash contribution for upgrade of Dover Neck Road or they can widen Dover Neck from the subdivision roads to Ruthie's Run.
10. A Conditional Use permit from the Board is required because of roadway wetland crossings.
11. A NH Wetland Board dredge and fill permit is required.
12. Show limits of flood plain on plan.
13. Provide detailed wetland report.
14. Waiver for 24' road required.
15. Add a note concerning limits of disturbance. Revise the legend to reflect existing tree line.
16. Possible future 50' wide access to be provided. The engineer shall provide additional information with regard to wetland areas and topography on the

adjacent parcel to aid in making the determination as to whether the future ROW is required.

17. Drainage easements to the City
18. Possible water line easement to also go into sewer easement into Brickyard Estates.
19. Pin all easements and any future ROWs.
20. Show underground telephone and cable.