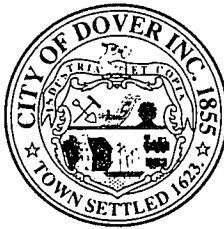


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: August 20, 1998
SUBJECT: *Staff recommendations for agenda items for the August 25, 1998 Planning Board Meeting*

ITEM #2: Consideration and acceptance of an application for a Site Plan of Land and a Conditional Use Permit for Telecorp PCS, Inc., (Owner James Andrews, d/b/a Vertical Realty Properties) zoned R-20, Assessor's Map 28, Lot 32A, located on Abbey Sawyer Memorial Drive

Planning Staff recommends granting approval of the site plan and the conditional use permit with the following conditions:

1. Add the owners' signatures to the plat.
2. Amend note #6 on sheet C-2 of site plan to change zoning district to RM-20.
3. This approval incorporates the provisions and representations made by the applicant in a letter dated July 14, 1998 from Entel Technologies, Inc. to the Dover Planning Board.

ITEM #3: Consideration and acceptance of an application for a Minor Subdivision of Land for Richard & Hilda Carroll, Assessor's Map M, Lot 83C, zoned R-40, located on Tuttle Lane

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

1. Add the owners' signatures to the plat.
2. Revise plan to show locations of existing water and sewer lines.
3. Revise plan to add flood hazard note.
4. Revise plan to add note indicating that the street addresses will be assigned by the Building Inspector at the time of issuance of building permits.

5. Revise plan to add a note that the house and driveway construction shall not increase the drainage runoff onto abutting properties.

ITEM #4: Public Hearing to consider rezoning a one acre parcel that is a portion of Assessor's Map A, Lot 10 and Map D, Lot 10A, two city owned parcels on Long Hill Road, from Medium Density Single Family Residential (R-12) to Thoroughfare Business (B-3).

Planning Staff recommends the zoning amendment be adopted and forwarded onto the City Council for ratification.

ITEM #5: Consideration and acceptance of an amendment to the site plan for NH Catholic Charities, Inc., (St. Ann's Home) Assessor's Map L, Lot 15A, zoned R-20, located on Dover Point Road.

Planning Staff recommends granting approval of the amended site plan and the wavier request with the following conditions:

1. Landscaping shown on the plan must be installed and be maintained to form a permanent, year round buffer.
2. All conditions of the variance granted on July 16, 1998 shall be complied with.

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

This agenda item has been withdrawn at the request of the applicant. No Planning Board action is required.

ITEM #7: Old Business

- a. Request by Craig Williams to have his property, Elliott Rose Company of Dover, rezoned to I-1 or I-2.
- b. Discussion and possible vote 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.

c. Discussion and possible vote 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.