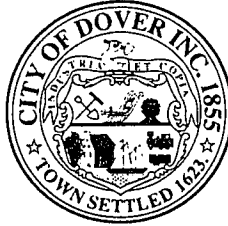


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: September 3, 1998
SUBJECT: *Staff recommendations for agenda items for the September 8, 1998
Planning Board Meeting*

ITEM #2: Application for a Minor Subdivision of land for Joseph Laferriere, Assessor's Map C-3, Lot 36, zoned R-40, located on French Cross Road.

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

1. Add the owners' signatures to the plat.
2. Submit the plat to the Town of Madbury Planning Board for their review and approval.

ITEM #3: Application for a Minor Lot Line Adjustment of land for Michael & Donna Wentworth and Raymond & Lisa Beaudette, Assessor's Map 30, Lots 48 & 49A, zoned RM-10, located at 49 Sixth Street.

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

1. Add the owners' signatures to the plat.
2. Add a note to the plat referencing the Zoning Board of Adjustment variance, case number and pertinent information.
3. Depict all minimum building setback lines on the plat.
4. Add the names of abutting property owners across Sixth Street to the plat.
5. Tie the plat into the City's GIS system and add the coordinates to the plat.

ITEM#4: Application for a Conditional Use for Mark Phillips, Assessor's Map I, Lots 5, 5A, 63, & 63A, zoned RM-12, located on Back River Road.

The Conservation Commission reviewed and recommended approval of the permit at their 8/10/98 meeting. Planning Staff recommends granting approval of the Conditional Use Permit with the following conditions:

1. Planning Department receipt of the NH Wetlands Board Dredge and Fill permit.
2. Planning Department receipt of the US Army Corp of Engineers permit.
3. Adhere to all general and specific conditions included in state and federal permits.
4. Provide the City Engineer with a maintenance schedule for the retention pond and drainage basin sumps as recommended by the Conservation Commission.

ITEM #5: Application for a Minor Lot Line Adjustment of land for John Murphy and Winning Ways Stable, Inc., Assessor's Map B, Lots 17B & 17C, zoned R-40, located on County Farm Cross Road.

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

1. Add the owners' signatures for both parcels to the plat.
2. Add the GIS coordinates to the plat.
3. Add a note indicating the before and after boundary revision lot sizes.
4. Obtain a waiver from the Board for not showing the entire parcel affected by boundary revision on the plat.

ITEM #6: Application for a Minor Lot Line Adjustment of land for Northeast Credit Union, (Owners New Homes, Inc. and Mrs. Walter Ham) Assessor's Map D, Lots 17 & 18, zoned B-4, located on Sixth Street and Sixth Street Connector.

The applicant has requested that the lot line adjustment plat be withdrawn at this time in order to finalize their submittals for the Transfer of Development Rights Ordinance.

ITEM #7: Old Business

- a. **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.

b. Discussion and possible vote on a major subdivision for Park Avenue Development Corp., located on Dover Neck Road. (25 lots)

The applicant has submitted revised plans, reports, and additional information. Upon review of these submittals, Planning Staff recommends the application be approved with the following conditions:

1. Add the owners' signatures to the plat.
2. Need Engineer and Surveyor stamps added to the plat.
3. The applicant should agree on the amount of a cash contribution for recreation needs or construct on-site recreational facilities.
4. Developer shall be required to make a \$15,500.00 cash contribution for upgrade of Dover Neck Road.
5. A Conditional Use permit from the Board is required because of roadway wetland crossings. The Conservation Commission has reviewed and recommended granting this permit with the condition that a conservation easement for land located within 100 ft. of the Piscataqua river be granted to either the City or a conservation group.
6. Submit the NH Wetland Board dredge and fill permit to the Planning Department when it is approved.
7. Planning staff recommends granting the waiver for 24' wide road.
8. Drainage easements need to be in favor of the City.
9. Show underground electric, telephone and cable on the plans.
10. Locate sewer manholes inside the curb line.
11. Add a note to the plans indicating that front areas of lots 2-5 shall be graded to drain towards the road.
12. The City Engineer supports the request for a waiver of the required 12" water main to an 8" main.
13. Revise the plans to tie force main sewer services from lots 11 & 12 into sewer manhole 11A.
14. Add a note to the plan directing the contractor to evaluate the grades on lots 7-9 for either gravity or force main sewer service.
15. The pump station report dated September 2, 1998 is in the review process as of the date of this memo. The City Engineer will have a recommendation the night of the meeting.
16. The Environmental Projects Manager is currently evaluating run-off velocities of 9 ft/sec in the existing channels for erosion considerations. His recommendations will be forthcoming prior to the meeting.