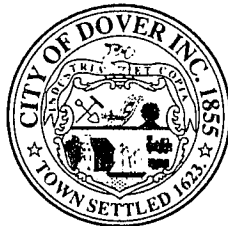


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: September 24, 1998
SUBJECT: *Staff recommendations for agenda items for the September 29, 1998 Planning Board Meeting*

ITEM #2: Application for a Site Review of Land for Telecorp PCS (Owners Greek Cemetery Association), Assessor's Map K, Lot 35A, zoned R-20, located on Spur Road.

Planning Staff recommends that the Board accept the application, open the public hearing, then table until questions and concerns from the TRC and staff have been addressed by the applicant. The following concerns are outstanding:

1. Add the owners' signatures to the plat.
2. Add a note to the plan indicating that the monopole shall be painted blue/gray and/or mossy green in an effort to camouflage the structure.
3. A waiver from the Board of Zoning Section 170-28.6, F, 3a is required which would allow an 80 ft. setback where 150 ft. is required. Staff would support the request.
4. The written record submitted with regard to using PSNH power stanchions indicates that a master lease is 4 to 6 months away. The Department still requires written documentation that PSNH or Northeast Utilities has declined to allow Telecorp/Entel access to the top of their power stanchions at this site.
5. Provide written proof that the FAA limits the height of facilities(and thereby the number of arrays at different levels) at this site to 150'.
6. Agree to incorporate the August 10, 1998 Request for Site Plan Review letter to the Board, the September 11, 1998 letter to Steve Stancel, and the September 16, 1998 letter to City Manager Paul G. Beecher as formal conditions of approval of this application.
7. Agree to submit all disputes on terms and conditions of co-location to a recognized commercial arbitration board for binding and final decisions on said disputes.

ITEM #3: Application for a Minor Lot Line Adjustment of land for John Reeves (Owners John Reeves & David Peterson), Assessor's Map A, Lots 47-4, 47-6 & 47-8, zoned R-40, located at 3 & 9 Reyner's Brook Drive.

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. Tie the plat into the City's GIS system and add the coordinates to the plat.
3. Submit a letter from NH DES indicating that the reduced lot size complies with State Subdivision requirements for subsurface waste disposal systems.

ITEM #4: Public Hearing to consider the rezoning of three parcels and a portion of a fourth parcel at the corner of Cataract Avenue, Central Avenue and Locust Street, to Thoroughfare Business (B-3). Three of the parcels are now zoned as Restricted Industrial (I-1) and one is zoned as Medium Density Residential (R-12).

Planning Staff recommends that after the public hearing, this proposal be discussed at the same time as the other 29 zoning amendments

ITEM #5: Application for a Conditional Use Permit for Spencer & Linda Struble, Assessor's Map L, Lot 113-C, zoned R-20, located at 316 C Dover Point Road.

The Conservation Commission reviewed and recommended approval of the permit at their 2/09/98 meeting. The Zoning Board of adjustment approved the applicant's variance request at their 8/17/98 meeting. Planning Staff recommends granting approval of the Conditional Use Permit with the following conditions:

1. Adhere to all general and specific conditions included in state and federal permits, and the variance granted by the ZBA.

ITEM #6: Application for a 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.

Planning Staff recommends that the application be accepted, the public hearing be opened, and then tabled to schedule a site walk by the Board. The following are outstanding concerns:

1. Add the owners' signatures to the plat.
2. Add the names of abutting property owners across Sixth Street to the plat.
3. Add a note to the plat indicating that all or a portion of the parcels lie in a Secondary Groundwater Protection Zone.

4. Provide the perpetual easement documents for the Receiving Areas for recording by the Planning Department.
5. A waiver from the minimum frontage requirement is needed from the Board using the provisions in the TDR ordinance. Staff supports the waiver request.
6. Show the access easement to the back parcel on the plat.

ITEM #7: Application for a Site Plan of Land on Map D, Lot 18 and a Conditional Use Permit on Map D, Lots 17 & 18 for Northeast Credit Union, zoned B-4, located on the Sixth Street Connector.

Planning Staff recommends that the application be accepted, and then tabled to schedule a site walk by the Board. The following are outstanding concerns:

1. Add the owners' signatures to the plan.
2. Redesign the site entrance to ensure that the alignment with the future fire station entrance meets geometric design and safety standards.
3. Ensure that utilities are placed in optimal locations for future roadways and abutting developers.
4. Add a note to the plan indicating that the site lies in a Secondary Groundwater Protection Zone, and that the proposed development complies with the requirements for that zone.
5. Add an entrance road profile to the plans.
6. The utility easement width must be increase from 25 to 30 ft. if intended to be a public utility.
7. Show all planned utilities, including gas, on the plan.
8. Submit the preliminary design of the proposed intersection that includes placing under pavement electromagnetic signal loops to the greatest extent possible.
9. Add details of the site entrance and striping of left and right turns out on the plan.
10. Show an access easement to the Ham parcel on the plan.
11. Identify the extent of tree removal along the frontage of the site. If extensive removal is called for, provide additional landscaping on the landscape plan to the satisfaction of the Planning Department.
12. Provide a revised traffic analysis that identifies the impacts to the site intersection given a "no access from Sixth Street" scenario.
13. Address the City Engineer's outstanding concerns.

ITEM #8: 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 applicant has submitted no new plans to the Department. 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 proposed zoning changes.

Planning Staff recommends that the Board schedule a workshop session on October 6, 1998.

ITEM #9: New Business

- a. **Lot merger of land for Richard and Robin Ellis, Assessor's Map A, Lots 39-5 and 39-6, located at 17 Fieldstone Drive.**

Planning Staff recommends that the merger document be acknowledged and signed by the Board. No public hearing is required as per the RSA's.