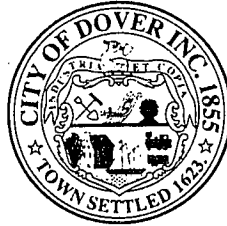


STEVEN J. STANCEL
Director



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: October 8, 1998
SUBJECT: *Staff recommendations for agenda items for the October 13, 1998
Planning Board Meeting*

ITEM #2: Application for a minor subdivision of land for Norman & Helen Gagne, Assessor's Map 25, Lots 9 & 10, zoned R-12, located on Atlantic Avenue and Cross Street

A wavier for the topography requirement has been requested due to the fact that the buildings are existing. Planning Staff recommends granting the wavier request and the approval of the subdivision plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Add a note to the plan listing the information relative to the variance granted.
3. Add a note to the plan indicating the existing lot sizes.
4. Add the standard flood hazard note to the plan.
5. Add the standard surveyor's note to the plan indicating the source of the property line information.
6. Add monumentation information to the plan and the new lot corners shall be pinned in the field.

ITEM #3: Application for a site plan of land for Patco Construction, Inc., (Owners L & K Family Partnership), Assessor's Map G, Lot 4B-1, zoned I-2, located at 37 Industrial Park Road.

The applicant has requested that the application be withdrawn and placed on the October 27th agenda because they have not completed an updated site plan that addresses the TRC comments.

ITEM #4: Application for a site plan of land (site revision) for Cambridge Tool and Manufacturing Co., Inc., Assessor's Map G, Lot 6C, zoned I-2, located at 29 1/2 Littleworth Road.

The applicant has requested a wavier of the requirement that electrical utilities be underground and has submitted a letter from PSNH supporting this request. Planning Staff recommends granting approval of the wavier request and the site plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Revise the plat to provide additional landscaping to the satisfaction of the Planning Department.

ITEM #5: Application for a Lot Line Adjustment of land for Patrick Cragin, Assessor's Map H, Lots 38 & 37B, zoned RM-20, located on Knox Marsh Road.

Planning Staff recommends approval of the lot line adjustment plan with no conditions.

ITEM #6: Application for a Lot Line Adjustment of land for Ronald Pfeiffer & Elizabeth Pettiford, Mark & Terri Hale, and Margaret Mallen, Assessor's Map 12, Lots 19, 18, & 22, zoned RM-10, located on Summer Street.

Planning Staff recommends approval of the lot line adjustment plan with the following condition:

1. Add the owners' signatures to the plat.

ITEM #7: Application for a minor subdivision of land for David Paolini (Owners: Costas & John Janetos), Assessor's Map 25, Lot 56, zoned RM-10, located on Atlantic Avenue.

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

1. Add the owners' signatures to the plat.
2. Add the surveyor's signature to the surveyor's statement and the seal on the plat.
3. Tie the plat into the City's GIS system and add the coordinates to the plat.
4. Depict the Conservation District areas (greater than 20% slope) to the plat.
5. Depict lot corner pins "to be set" on all property corners not so monumented.

ITEM #8: Old Business

- a. **Discussion and possible vote on a driveway wavier for Dennis Munson, located on Tolend Road.**

Planning Staff recommends approval of the driveway wavier with the following conditions:

1. Applicant must comply with the conditions placed on the Conditional Use Permit by the Conservation Commission on July 13, 1998.
- 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 applicant is working on new plans to be submitted 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.

c. 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 plan remain on the table as staff is continuing to work with the applicant on some unresolved issues.

d. Possible discussion on proposed zoning changes.

Planning Staff recommends that the Board delay the discussion on zoning amendments until the workshop session scheduled for October 20, 1998.