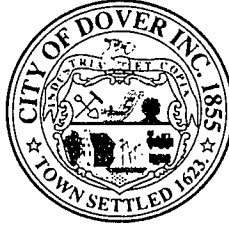


STEVEN J. STANCEL
Director



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 22, 1998
SUBJECT: *Staff recommendations for agenda items for the October 27, 1998
Planning Board Meeting*

ITEM #3: Application for a site plan of land for a driveway waiver for Ronald Pfeiffer, Assessor's Map 12, Lot 22, zoned RM-10, located on 10 Summer Street .

Planning Staff recommends approval of the driveway wavier.

ITEM #4: Application for a lot line adjustment of land for John Reeves, Assessor's Map A, Lots 47-6 & 47-8, zoned R-40, located on Reyner's Brook Drive.

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

1. Add the owner's signatures to the plat.
2. Revise plan to amend note #2 to delete Peterson as an owner of record.
3. Revise plan to amend note #3 to add reference to lot line adjustment plan approved in September, 1998.
4. Revise plan to amend note #5 to delete reference to Lot A-47-4.
5. Revise plan to delete Peterson under plan title and owner signature.
6. Revise plan to delete property line to be abandoned between Lot A-47-4 and Lot A-47-6 and change the property line between these lots from proposed to existing.
7. Revise plan to remove Lot A-47-4, which is not part of this proposal, and add abutter's name and address to Lot A-47-4.
8. Provide the state subdivision permit to the Planning Department and add the permit number to the plan in a note.

ITEM #5: Application for a Lot Line Adjustment of land for for the Greek Orthodox Church & Martin J. Hegarty, Assessor's Map 9, Lots 53A & 55, Zoned O & RM-10, located on Locust Street.

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

1. Add both the owner's signatures to the plat.

ITEM #6: Application for a site plan of land for Patco Construction, Inc., (Owner L & K Family Partnership), Assessor's Map G, Lot 4B-1, zoned I-2, located at 37 Industrial Park Road.

Planning Staff recommends approval of the site plan with the following conditions:

1. Add the owners' signatures to the plat.
2. The site plan shall be reviewed by the DEDC for compliance with existing covenants and agreements.

ITEM #7: Application for a site plan of land for Dover Self-Storage Units, LLC., Assessor's Map H, Lot 35C-1, zoned I-2, located on Sumner Drive.

A Conditional Use permit from the Board is required because of wetland impacts. The Conservation Commission has reviewed and recommended granting this permit with the condition that there be no further development on this lot and that the grassy area along Knox Marsh Road be allowed to revert to its natural state. Planning Staff recommends approval of the site plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Obtain permit from the NH Wetlands Board and provide a copy to the Planning Department.
3. There shall be no further development on the lot and the grassy area along Knox Marsh Road shall be allowed to revert to its natural state.

ITEM #8: Application for a minor lot line adjustment of land for Daniel Philbrick, (Owners: Beech Tree Realty Trust and Ahern Realty Trust), Assessor's Map 25, Lots 43G & 43H, zoned B-3, located on Portland Avenue & Oak Street.

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

1. Add the owners' signatures to the plat.
2. Add surveyor's stamp and signature and standard survey note to the plat.

3. Depict or identify as notes on the plat, the various access easements and cross-access easements required between parcels.
4. Revise the plat to correct the City's address on abutting parcels to read Central Avenue (not "Park").

ITEM #9: Application for a site plan of land for Daniel Philbrick (Owners: Oak Corner Enterprises, Inc., Ahern Realty Trust & Beech Tree Realty Trust), Assessor's Map 25, Lots 43, 43G, 43H, zoned B-3, located on Portland Avenue & Oak Street.

Planning Staff recommends that the Board accept the application, open the public hearing, then table the application to schedule a site walk of the property. The following are outstanding concerns:

1. Add the owners' signatures to the plat.
2. Revise plan to add additional landscaping to the eastern side of the gas station parking lot.
3. Catch basins should have oil/gas separators.
4. Need long term maintenance agreement for drainage structure cleaning.
5. Detention area should include construction of wetland portion for storm water treatment.
6. Proof that PSNH will allow the detention pond in the right-of-way.
7. Set right-of-way bounds.
8. Extend curbing at the southern entrance to the east by ten feet to close off access.
9. Waiver will be required for driveways with widths in excess of 24 feet.
10. Change drainage plan for Oak Street entrance.
11. Show underground tank filling stations.
12. Show fuel spillage containment.
13. Trucks only at Oak Street driveway.
14. Show lighting plan.

ITEM #10: Old Business

- a. **Discussion and possible vote on a minor lot line adjustment and site plan of land for Northeast Credit Union, located on the Sixth Street Connector.**

A waiver from the minimum frontage requirement is needed from the Board using the provisions in the TDR ordinance. Planning Staff recommends approval of the waiver request and the lot line adjustment plan with the following conditions:

1. Add both of the owner's signatures to the plat.

2. Add the names of abutting property owners across Sixth Street connector 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. Show the dimensions of the access easement to the back parcel on the plat.

Planning Staff recommends approval of the site plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Provide the Planning Department with copies of State permits, including NHDOT driveway permit, Wetlands permit, and DES Discharge permit, and add the permit numbers to the plat.
3. Revise plat to show access easement to the Ham property.
4. Revise all plats to incorporate new exit driveway design shown of Sheet S-2, revised 10/21/98.
5. Prior to the opening of the operations center (phase 2), install a traffic signal with a three lane cross-section at the intersection of the site driveway and Sixth Street Connector. An effort shall be made to line up some controller loops and lanes with the future five lane signalized cross-section.
6. The proposed left turn lane into the site along the Sixth Street Connector shall be extended as long as possible to maintain a consistent width and be back to back to the existing left turn lane to Sixth Street.
7. Adjust the superelevation and transition of the queuing area to a maximum of four percent.
8. Provide a westbound 14 foot right turn lane to the site driveway.
9. Future development phases will require an updated traffic report to be submitted to the City and the State, if the Sixth Street Connector is still State maintained.
10. Receipt of utility wavier from NHDOT for electric, telephone, water and gas line placement in Sixth Street Connector right-of-way.

b. Discussion and possible vote on a major subdivision for MJS Engineering, located on Varney Road. (19 lots)

A wavier to permit a 24 foot wide road, where 28 feet is required, has been requested. Planning Staff recommends granting the wavier request. Planning Staff recommends that the application be removed from the table and approved with the following conditions:

1. Add the owners' signature to the plat.

2. Revise the plat to add the required notes #1, 6, 9, 11, 13, 17, 18, 19, 20, 21, 22, and 25 from the standard note sheets.
3. Address the Engineering comments under separate cover.
4. Phase lines are required on plans.
5. Agree by a note on the plat to preserve the existing "historic" Oak Tree.
6. Provide Planning Department with the State Subdivision Permit and State Site Specific Permit and add permit numbers to the plat.
7. Revise plat to add a note requiring the trimming of brush along Varney Road for sight distance.
8. A discussion of the number of houses permitted in Phase I to occur with City engineer and Building Official.
9. Designate one adjacent lot owner to maintain cul-de-sac islands.
10. Revise plat to add note with information on the variance granted.
11. Revise plat to add the conservation easement and submit signed easement document, approved by the Conservation Commission, to the Planning Department.

c. Discussion and possible vote on site plan for Telecorp PCS, located on Spur Road.

Planning Staff recommends that the application remain on the table.