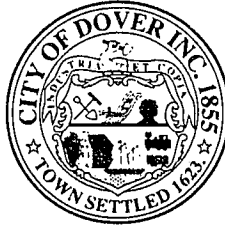


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: November 5, 1998
SUBJECT: *Staff recommendations for agenda items for the November 10, 1998
Planning Board Meeting*

ITEM #2: Application for a Minor Lot Line Adjustment of land for Susan Robinson, Peter & Karen Hoeksema and John Townsend, Assessor's Map 16, Lots 27A, 29 & 16, zoned RM-12, located on Back River Road.

The entire boundaries of the Hoeksema parcel, (map 16, lot 16), are not shown and will require a waiver from the Planning Board. The Planning Staff recommends granting the waiver and approving the minor lot line adjustment plan with the following condition:

1. Add all three owner's signatures to the plat.

ITEM #3: Application for a Major Subdivision of land for John Iafolla Company, Inc., Assessor's Map F, Lot 43, zoned R-40, located on Littleworth Road. (22 lots)

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. Provide Planning Department with copies of Subdivision permit, Site Specific permit and NHDOT driveway permit.
3. Obtain approval of the plan from the Madbury Planning Board.
4. Due to the Groundwater Protection District, the Conservation Commission must review the plans and make a recommendation.
5. Add surveyor and engineers stamps to the plan.
6. Street light locations need to be identified.
7. Recreation issues need to be addressed.
8. Soil information and wetlands note needs to be added to plan.

9. Poly wrap water mains.
10. Water pressure is low in the area.
11. Engineered drainage plan taking Secondary Groundwater Protection District into account to satisfaction of the City Engineer.

ITEM #4: Old Business

- a. **Discussion and possible vote on a minor lot line adjustment plat 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 plat with the following conditions:

1. Add both 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 metes and bounds of the access easement to the back parcel on the plat.

Conditions 4-8 below are conditions subsequent that do not have to be completed prior to the signing of the plan. Planning Staff recommends approval of the site plan with the following conditions:

1. Add the owners' signatures to the plan.
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 plan.
3. Revise sheet S-2 to show metes and bounds of access easement to the Ham property.
4. 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.
5. Prior to the opening of the operations center (phase 2), the 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.

6. Prior to the opening of the operations center (phase 2), adjust the superelevation and transition of the queuing area to a maximum of four percent.
 7. 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.
 8. Construction of electric, telephone, water and gas lines in Sixth Street Connector right-of-way shall be conditional on City take over of said right-of-way.
- b. 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.**

Waivers are required for the pavement within ten and five feet of the property lines and for the four driveways with widths in excess of 24 feet. Planning Staff recommends granting the requested waivers and approval of the site plan with the following conditions:

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. Revise plan to indicate that catch basin #1 has a grease trap and add a detail.
4. Revise plan to show curb stop on the 1 ½ inch waterline at the property line.
5. Amend note #11 on sheet 4 to read "Existing trees and brush between and around the two...."
6. Revise plan to indicate that the structure in the right-of-way off Oak Street will be a standard catch basin with a beehive grate or a NH type C catch basin drop inlet.
7. Add a headwall or flared end section on the outfall of the driveway culvert off Oak Street.
8. Add a detail of the concrete retaining wall.
9. Provide a long term maintenance agreement for drainage structures.
10. Detention area shall include construction of wetland portion for storm water treatment.
11. Provide proof that PSNH will allow the detention pond in the right-of-way.
12. Extend curbing at the southern entrance on Portland Avenue to the east by ten feet to close off access.
13. Show underground tank filling stations.
14. Show fuel spillage containment.
15. Contact industrial pretreatment coordinator to determine if pretreatment is required.
16. Submit lighting plan to the Planning Department.