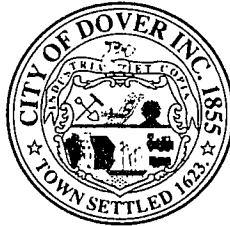


STEVEN J. STANCEL  
Director



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:** December 3, 1998  
**SUBJECT:** *Staff recommendations for agenda items for the December 8, 1998  
Planning Board Meeting*

**ITEM #2: Application for a minor lot line adjustment of land for Peter & Joyce Forsythe and Phyllis Carabelas Holt, Assessor's Map L, Lots 97A & 99, zoned R-20, located on Dover Point Road for a minor lot line adjustment of land.**

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

1. Add both of the owners' signatures to the plat.
2. Revise plat to delete note #6.

**ITEM #3: Old Business**

**a. Discussion and possible vote on a major subdivision of land for John Iafolla, Garrison Woods, located on Littleworth Road. (22 lots)**

Planning Staff recommends the major subdivision plan remain on the table until the next Planning Board meeting. Following are the remaining 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.

**b. Discussion and possible vote on the Capital Improvements Program.**

The Planning Department is working with Mike Joyal to obtain the information that the Planning Board requested and we hope to have it available the night of the meeting.