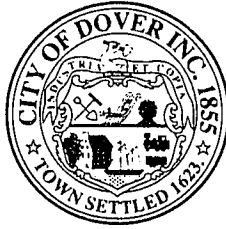


STEVEN J. STANCEL
Director



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 17, 1998
SUBJECT: *Staff recommendations for agenda items for the December 22, 1998 Planning Board Meeting*

ITEM #2: Application for a minor lot line adjustment of land for Raymond & Norma Curti, and the City of Dover, Assessor's Map L, Lot 2A2, zoned R-20, located on Spur Road and Nute Road.

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. Add surveyors' signature to the surveyors' seal.

ITEM #3: Application for a minor lot line adjustment of land for Brian Carroll and Tasker Family Living Trust, Assessor's Map 24, Lots 41 & 45, zoned RM-8, located on Winter Street.

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. Add building setback lines for both lots to the plat.

ITEM #4 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 approval of the major subdivision plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Provide Planning Department with copies of Subdivision permit, Site Specific permit and NHDOT driveway permit and add permit numbers to the plat.
3. Obtain approval of the plat from the Madbury Planning Board.
4. Conservation Commission recommends that reference to the Conservation District and the Secondary Groundwater Protection Zone be included in the deeds of the six lots abutting the pond.
5. Add surveyor and engineers stamps to the plat.
6. Amend plat to show the underground electric, cable and telephone lines.
7. Amend plat to show a ten foot wide drainage easement on lot 43-17 along Littleworth Road for approximately 100 feet.
8. Amend plat to show a cross section detail of the detention pond.
9. Amend plat to move the detention pond out of the future city right-of-way at station 0+50.
10. Amend plat to add a note regarding the ownership and maintenance of the detention pond and submit a detention pond maintenance agreement to be recorded with the plat.
11. Contribute \$5,000 to the City to be used for the development of public access to Barbados Pond.

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

The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Indicate on the plans that space has been reserved on the tower for a City antennae at the height of 80 to 90 feet.
3. 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.
4. Add a note to the plat stating that the applicant agrees 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.

c. Discussion and possible vote on the Capital Improvements Program.

ITEM # 5 New Business

a. Kim Varney Skidmore – Old Garrison Road

The Skidmores' recently purchased a lot in the William Leavitt subdivision on Old Garrison Road. They are requesting that they be exempt from the condition imposed by the Planning Board in 1988 requiring sprinkler systems in each house. The two lot

subdivision approved in 1998 for Mr. Leavitt did not include this requirement and a new house was build on one of those lots without a sprinkler system. Additionally, the Planning Board waived the sprinkler requirement for the new owners of Fieldstone Drive in 1994. In order to be consistent with past decisions, the Planning Department recommends approval of this request.