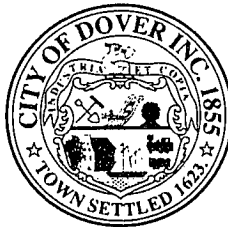


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: March 19, 1999
SUBJECT: *Staff recommendations for agenda items for the March 23, 1999
Planning Board Meeting*

ITEM #2: Application for a Conditional Use Permit for John Chagnon (Owner Christi Haffner), Assessor's Map 7, Lot 17A, zoned RM-12, located at 45 Boston Harbor Road.

Conservation Commission recommends approval with no conditions. Planning Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Obtain the NH Wetlands Board permit and provide a copy to the Planning Department.

ITEM #3: Application for a major subdivision of land for Robert Bate & Laura Kincaid, Assessor's Map C, Lot 2-B, zoned R-40, located on Watson Road. (16 lots)

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

1. Tax lot numbers need revision.
2. Conservation Commission will review on 3/22/99 or 4/12/99.
3. Review possible extension for future right-of-way and utilities reviewed – Show plan of adjacent parcel and explain why it doesn't make sense if not proposed.
4. Submit test pits for road area.
5. Review drainage for other options vs. cross drains.
6. Submit drainage plans.
7. Indicate the sight distance at entrance.
8. Show locations of street lights.
9. Need note regarding two street trees/lot.
10. Pin the easements.
11. Show underground electric and phone utilities.
12. Show what the accessway to the river is to be constructed of.

13. Need sewer calculations and force main profile – pump station capacities need to be determined.
14. DUC needs to accept pump station.
15. Pump station area must be deeded vs. easement.
16. Water service to pump station needs to be shown on the plan.
17. Encroachment easement for bridge to be shown on the plan.
18. Use uniform setback lines around wetland areas.
19. Need waiver for cul-de-sac length.
20. Show 150' natural woodland buffer required by State Shoreland Protection Act.
21. Surveyors & Engineers stamp on plans.
22. Abutters across river to be shown on plan.
23. Soil types on plan or note.
24. Possible conservation easement along river, engineer to check with owner.
25. Subdivision plan in digital form.
26. Possible contribution for recreation discussed.
27. Road name needs to be different, current name proposed too close to existing City street.
28. Place hydrant on end of cul-de-sac.

ITEM #4: Application for a site review of land for Sam U. Haddadin, Assessor's Map 40, Lot 18A, zoned B-3, located on Route 108.

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

1. Add the owners' signature to the plat.
2. Obtain approval from the City of Somersworth.
3. Provide the Planning Department with a copy of the Department of Environmental Services' septic system design permit.
4. Provide the Planning Department with a copy of the NHDOT driveway permit.
5. Revise plan to move the driveway as far north as possible within the easement.
6. Revise plan to regrade the common access area towards the proposed catch basin.
7. Revise plan to show the proposed curb installed with a radius.

ITEM #5: Public hearing on the following gravel pit renewals:

- a. **A request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, zoned R-40, located on Mast Road and Cold Springs Road.**

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging

is completed for inspection.

3. The applicant obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
 4. The provisions contained in the letter to the Planning Board be considered part of the application and serve as requirements thereof.
 5. Update existing conditions contours on the plan to reflect current extent of excavation, if any.
 6. Add a note to the plan providing an estimate of the amount of material (in cubic yards) to be removed during 1999.
 7. Complete the "Professional Signoff" page of the application.
- b. A request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14-2, zoned R-40, located on Glen Hill Road.**

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
 2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
- c. A request for an extraction permit by James P. Griffin and Tyra, Inc., Assessor's Map H, Lot 62 & 60, zoned R-40, located off Mast Road.**

Planning staff recommends approval of the permit subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines and the Conservation District adjacent to the Bellamy River be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. Update existing conditions contours on the plan to reflect current extent of excavation.
4. Ensure that the stored loam be clean and free from contaminates and hazardous materials.
5. Complete the "Depth of Excavation", "Finished Elevation", "Elevation of Water Table" and "Professional Signoff" page of the application.
6. Add a note to the plan providing an estimate of the amount of material in cubic yards to be removed during 1999.
7. Pay the back property taxes due on Map H, Lot 62.

8. Obtain approval from the Planning Board for a lot line adjustment to implement the adjustment shown on the Existing Conditions Plan, by July 1, 1999.
 9. Identify the areas of the pit that have a grade of 1:1 and install a fence or other suitable barricade to warn of danger or limit access to the site, as required by RSA 155-E:4-a, VI.
- d. A request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, zoned R-40, located on Mast Road.**

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. The 1999 reclamation and operational plan documents shall be considered as part of the permit.
4. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft.
5. Add a note to the plan providing an estimate of the amount of material in cubic yards to be removed during 1999 and show the areas to be excavated during 1999.
6. The pit owner shall submit the usual surety bond for reclamation of the Spruce Lane pit, Map I, Lot 47, even though no application to continue material extraction is being sought this year.