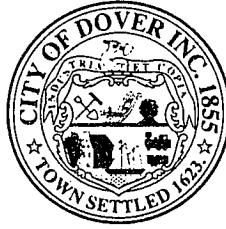


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Planning Staff  
**DATE:** April 9, 1999  
**SUBJECT:** *Staff recommendations for agenda items for the April 13, 1999 Planning Board Meeting*

**ITEM #2:** Application for an amended extraction permit by Severino Trucking Co., Inc., (Owner, City of Dover, NH), Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.

Planning Staff recommends approval of the extraction permit with the following conditions:

1. Submit the revised plan to the NH Department of Environmental Services, as required by Site Specific Permit #WPS-5252 and submit revised permit to the Planning Department.
2. 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.
3. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit operator shall contact the Planning Department when flagging is completed for inspection.
4. Hours of operation shall be restricted to 7 AM to 5 PM weekdays and 7 AM to 2 PM on Saturdays, with gates to the site opening no earlier than 6:30 am.
5. Submit the surety bond for reclamation to the Planning Department.
6. Relocate the monitoring wells as recommended by the Conservation Commission and Water Department.

**ITEM #3:** Application for a site review of land for Mark Phillips, d/b/a Southwest Partners Realty, LLC, Assessor's Map H, Lot 36B-1, zoned I-2, located on Knox Marsh Road.

Applicant has requested a wavier to permit an aisle width of 20 feet instead of the required 22 feet. Planning Department recommends granting the wavier. Applicant is scheduled to appear before the Conservation Commission on April 12<sup>th</sup>. Planning staff recommends approval of the site plan, pending Conservation Commission comments, with the following conditions:

1. Provide the Planning Department with a copy of State Site Specific Permit and add permit number to the plan.
2. Waiver required for isle widths
3. Provide the Planning Department with a copy of the NHDOT driveway permit.

**ITEM #4: Application for a major subdivision of land for Ashton Rollins Trust, Assessor's Map N, Lots 2, 3, 4B, 4A, zoned R-40, located on Three Rivers Farm Road. (11 lots)**

Planning Staff recommends approval of the subdivision plat with the following conditions:

1. Add all of the owners' signatures to the plat.
2. Turn around still an issue – plowing/fire protection to be discussed with City Engineer
3. Amend plat to add the Riverfront Residential Overlay District to note #6.
4. Amend plat by adding a note stating that no further subdivision that creates additional building lots shall be permitted, place the same restriction in the deeds for each lot, and submit copies of deeds to the Planning Department.
5. Amend plat to add new map and lot numbers as assigned by the Assessing office.
6. State driveway permits for lots on Gulf and Eliot Road shall be required.
7. Obtain a State subdivision permit, add the permit number to the plat and provide a copy to the Planning Department.
8. Add engineer's stamp and signature to Plan and Profile sheets and Detail Sheet No. 1.
9. Fire Department recommends sprinklers be utilized in the structures because of lack of City water and longer response times.

**ITEM #5: Application for a minor subdivision of land for Roger and Joan Boisse, Assessor's Map A, Lot 30, zoned R-40, located on Blackwater Road.**

Planning Staff recommends approval of the subdivision plat with the following conditions:

1. Add both the owners' signatures to the plat.
2. Add all owners' signatures to note 12 on the plat.
3. Add surveyor's stamp and signature to the plat.
4. Amend plat by adding a note indicating the soil types found on the property.
5. Obtain a State subdivision permit for Lot 30-1, add the permit number to the plat and provide a copy to the Planning Department.
6. Amend plat to indicate if the wetland areas are poorly or very poorly drained soils. Add a 75 foot setback to any very poorly drained soils.
7. Amend plat to add note indicating the source of the topographic information.

**ITEM #6: Application for a minor subdivision of land for Megan Martineau, Assessor's Map G, Lot 4G, zoned I-2, located on Littleworth Road and Industrial Park Road.**

Planning Staff recommends approval of the subdivision plat with the following conditions:

1. Amend plat to add note indicating the source and date of the wetland delineation.
2. Amend plat to indicate if the wetland areas are poorly or very poorly drained soils. Add a 75 foot setback to any very poorly drained soils.
3. Amend plat to add existing and proposed water and sewer lines.
4. Amend plat to revise note #6 to correct the dimensional requirements for the I-2 District.
5. Amend plat to add standard subdivision plat notes # 1, 9, 11, 22, 23 and 24.
6. Amend plat to correct the rear setbacks on all the parcels to be ten feet.

**ITEM #7: Consideration and acceptance of an application for a minor subdivision and minor lot line adjustment of land for Jonathan & Joyce Cherry and Robert & Joann Rouleau, Assessor's Map K, Lot 7 & 7A, zoned R-40, located on Back Road.**

The sewer line that the applicant proposes to tie into is a private line, not a municipal line. The Sewer Department and the Planning Department are researching city records to determine if the owner that installed the private line was given permission by the City Council to locate the sewer line in a public ROW. Planning Staff recommends that the application be accepted and the public hearing be held. The Planning Department will make a recommendation for any further action at the meeting. The following plat revisions are recommended:

1. Add all of the owners' signatures to the plat.
2. Amend plat to add existing and proposed sewer lines.
3. Amend plat by adding a note indicating the soil types found on the property.
4. Amend plat to indicate if the wetland areas are poorly or very poorly drained soils. Add a 75 foot setback to any very poorly drained soils.
5. Amend plat to add surveyed tie lines indicating setback of house on lot 7A to the side lot line.
6. Add surveyor's stamp and signature to the plat.

**ITEM #8: Consideration and acceptance of an application for a preliminary Alternate Design Subdivision (ADS) of land for Katz Development Corp. (owner, Free Trade, Inc.), Assessor's Map K, Lot 18, located on Middle and Hawthorn Roads. (35 lots)**

The Planning Department is in the process of reviewing the Impact Study submitted by the applicant. A recommendation will be made at the meeting. The issue for the Planning Board is whether the plan warrants consideration for development as an alternative design subdivision.

**ITEM #9: Old Business**

**a. Discussion and possible vote on Heron Cove Subdivision, located on Watson Road.**

The applicant and the Planning Department are still working to address some outstanding issues. The Planning Department recommends that the application remain on the table until the next meeting.

**b. Request for a 30 day extension of approval for Portsmouth Christian Academy, located on Seaborne Drive.**

The Planning Department recommends approval of this extension.

**c. Request for a 60 day extension of approval for Mark Phillips, Wingate Condominiums, located on Back River Road.**

The Planning Department recommends approval of this extension.

**d. Discussion on RFP for Conservation & Recreation and Community Facilities & Utilities sections of the Master Plan Update.**

**e. Discussion and possible vote on an application for a gravel permit for James Griffin and Tyra, Inc., 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 "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, subject to any court order.
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.
10. Operational hours shall be 7:00 am to 5:00 pm on weekdays and 7:00 am to 2:00 pm on Saturdays, with gates to the site opening no earlier than 6:30 am. The gate shall be locked at all other times and the owner shall agree to appoint one person to be responsible for locking the gate. A sign listing the hours of operation shall be posted at the driveway.