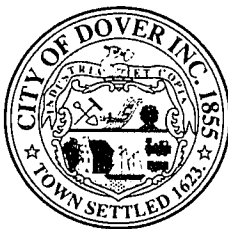


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Planning Staff  
**DATE:** May 7, 1999  
**SUBJECT:** *Staff recommendations for agenda items for the May 11, 1999 Planning Board Meeting*

**ITEM #2: Application for a driveway waiver for Hope Community Church, Assessor's Map E, Lot 73A, zoned R-12, located on Sixth Street.**

Planning Staff is not convinced of the value of the second driveway. The existing driveway works adequately and has been used safely for years, the angle of the proposed driveway makes left turns out of the site difficult, and the existing driveway provides better sight distance.

**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 waiver to permit an aisle width of 20 feet instead of the required 22 feet. Planning Department recommends granting the waiver. Applicant is scheduled to appear before the Conservation Commission on May 10<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. Provide the Planning Department with a copy of the NHDOT driveway permit.

**ITEM #4: Application for a minor lot line adjustment for Portsmouth Christian Academy & Arthur Gasses Revocable Trust, Assessor's Map J, Lots 1 & 1C, zoned R-40, located on Seaborne Road and Garrison Road.**

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

1. Add all of the owners' signatures to the plat.
2. Revise plat to add minimum building setbacks lines to both lots.
3. Revise plat to change approval block title from "Town" to "City".

**ITEM #5: Application for a site plan of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1, zoned R-40, located on Seaborne Road.**

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

1. Add owners signature to the plan.
2. Provide the Planning Department with a copy of State Site Specific Permit and add permit number to the plan.
3. Revise plan to extend the no parking fire lane along the entire length of the driveway on the west side of the building.
4. Revise plan to add Engineers stamp and signature to all sheets.
5. Applicant to pay for its fair share of improvements to the Spruce Lane/Back River Road intersection prior to the issuance of a certificate of occupancy. The Engineering Department has calculated the total cost to be \$17,000 and the applicant's share will be determined by the Planning Department after conducting traffic and turning movement counts at the intersection.
6. The applicant is willing to discuss a possible public access easement adjacent to the Bellamy River, with conditions agreed upon by the applicant and the City. Public access to the easement will not be permitted through the property from Seaborne Drive, but will be via adjacent lot easements subsequently obtained by the City.

**ITEM #6: Application for site plan of land for Hannaford Brothers Co., (Shop & Save) Assessor's Map 37, Lot 24H, zoned B-3, located on Central Avenue.**

The applicant has applied for a Conditional Use Permit, as provided for in Chapter 170-44-I, to be allowed to have fewer parking spaces than required. Based on the detailed parking analysis prepared by the applicant, the Planning Staff recommends approval of the Conditional Use Permit. Planning staff recommends approval of the site plan with the following conditions:

1. Add owners signature to the plan.
2. Preparation of a formal agreement between the Planning Board and the applicant for the Conditional Use Permit. Said agreement to be recorded at the Strafford County Registry of Deeds, at the applicant's expense.
3. Provide the Planning Department with proof of Rollinsford planning board approval.
4. Approval of the pump station analysis by the Engineering Department.

**ITEM #7: Public Hearing to consider amendments to the Site Review Regulations in relation to driveway spacing, location of parking lots, landscaping, outdoor lighting, and architectural design standards, for non-residential uses.**

**ITEM #8: Old Business**

- a. **Discussion and possible vote on major subdivision of land for Chadwick Farm, located on Mast Road. (13 lots)**

The applicant, Planning Department, and Engineering Department are still working to resolve some issues. Planning Staff recommends that the plat remain on the table until the next meeting. The following are outstanding concerns:

1. Add the owners' signature to the plat.

2. Revise plan to add Engineers stamp and signature to all sheets.
3. Investigate water main looping into Mathes Hill subdivision.
4. Investigate gas line separation from sewer line.
5. Move street light.
6. Relocate hydrant at end of cul-de-sac.
7. Need drainage calculations/concerned about off-site drainage.
8. Investigate potential extension of road into Mathes Hill subdivision.
9. Need waiver for road width.
10. Submission of a \$2,600 contribution for recreation facilities, due at the time of bonding.