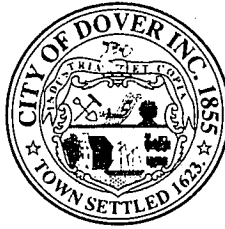


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Department Staff
DATE: July 23, 1999
SUBJECT: Staff recommendations for agenda items for the July 27, 1999 Planning Board Meeting

ITEM #2: Application for a Conditional Use Permit for Candance Olson, (owner Joseph & Frances Furbish) Assessor's Map L, Lot 42, zoned R-20, located at 159 Spur Road.

Planning Staff recommends approval of the Conditional Use Permit.

ITEM #3: Revision to a site plan of land for Seafarer Development Group (owner Hampstead Hospital Group) Assessor's Map L, Lot 50, zoned RM-12, located on Spur Road. (28 units)

Please review the enclosed letter from the applicant, which requests that the public hearing be postponed until the August 10th meeting. The list of issues discussed at the TRC meeting is also enclosed.

ITEM #4: Application for a site plan of land for City of Dover School Department, Assessor's Map H, Lot 12, zoned R-20, located on Alumni Drive.

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

1. Provide Planning Department with copies of the State Site Specific permit and the Wetlands Board permit.
2. Provide wheel stops or guard-rail for the perimeter of the parking lot to prevent vehicles from parking on grass areas.
3. The approval includes the granting of a Conditional Use Permit for development in a wetland.
4. May need screening of parking areas adjacent to abutters.
5. Revise plan to show spot grades on the parking area.
6. Review drainage and simplify if possible.
7. Revise plan to provide a plan view of drainage of the field.
8. Revise plan to show irrigation system waterlines.

The Department feels comfortable with this approval, however, there may be several abutters at this meeting expressing concerns regarding visual and noise issues. I would suggest a site walk if this occurs so that the Planning Board can review the situation themselves.

ITEM #5: Old Business

- a. Discussion and possible vote on Alternative Design Subdivision (ADS) concept, for Katz Development Corp, located on Middle Road and Hawthorne Road. (53 lots)**

Planning Staff recommends approval of the Site Plan concept provided there is a decrease in the number of units. Specific recommendations for number of units and conditions will be presented Tuesday evening.

- b. Discussion and possible vote on Mathes Hill Phase III subdivision on Danielle Lane and Spruce Lane. (21 lots)**

Planning Staff recommends that the plat remain on the table until the August 10th meeting.