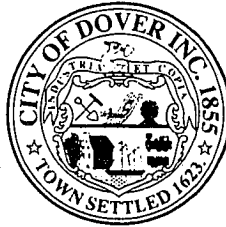


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	August 6, 1999
SUBJECT:	<i>Staff recommendations for agenda items for the August 10, 1999 Planning Board Meeting</i>

ITEM #2: Application for a lot line adjustment of land for Gerald & Cathy Avery, Assessor's Map I, Lot 2C and 2F, zoned RM-12, located on Shaws Lane.

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

1. Add signature of owner to the plat.
2. Add surveyor's signature to the plat.
3. Revise the plat to correct the dimensional requirements for the RM-12 District in note #3.
4. Revise the plat to correct the building setback lines.
5. Revise the plat to correct the Utility and Maintenance Easement notation to indicate that it is in favor of Lot I-2F.
6. Revise plat to add the abutters across the Bellamy River.
7. Provide the Planning Department with either a NH WSPCC Subdivision permit or a letter from NH DES stating that no permit is required.

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)

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

1. Add signature of owner to the plan.
2. Provide the Planning Department with a letter or permit from the NH Department of Transportation – Turnpikes Bureau indicating their approval of the driveway and any design requirements at the intersection with the Exit 6 ramps.
3. Provide the City Engineer and Planning Department with documentation that the pump station can be modified to handle the increased flow.
4. Revise plan to show underground electric layout.
5. Revise plan to show location of gates on gravel road and indicate in a note that Knox box keys will be provided to the City.
6. Revise plan to delete "Bellamy River Circle" as a road name and replace it with a name approved by the Building Inspector.

ITEM #4: Public hearing to consider an amendment to the first paragraph of Chapter 170-28.6, Telecommunication Facilities, to permit the replacement of existing antenna media on an existing tower on Garrison Hill without obtaining a Conditional Use Permit.

ITEM #5: Application for an Alternative Design Subdivision (ADS) Concept, for Katz Development Corp., (Owner Free Trade, Inc.) Assessor's Map K, Lot 18, zoned R-40, located on Middle Road and Hawthorne Road. (49 lots)

Planning Staff recommends approval of the concept for 45 lots instead of 49, with the following conditions:

1. Protective covenants and homeowners documents shall be in place and approved by the Planning Board to include:
 - A. That the roadway servicing the subdivision shall be a private road and shall remain a private road.
 - B. Access shall be from Middle Road with an agreed upon emergency accessway from Hawthorne Road.
 - C. That the common space and roadway shall be maintained and controlled by a Homeowners Association and all maintenance of the exterior of the lots, including snow plowing and lawn maintenance will be conducted by the Homeowners Association.
 - D. That no playground equipment, swingsets, sandboxes, basketball backboards, slides or climbing towers shall be placed, installed or erected on any lot or on the common land or any portion of the development.
 - E. That all residences in the subdivision shall have their master bedroom on the first floor of the structure.
 - F. That the existing lots having frontage on Hubbard Road which have previously been conveyed as part of the Adams Estate alternative design subdivision be included in the Homeowners Association and Protective Covenants. Details on any financial contributions or covenants to be agreed upon by the Hubbard Road homeowners and the applicant.
 - G. Any detention ponds shall be maintained by the Homeowners Association.
 - H. That the open space shall forever remain open space and protected in perpetuity.
2. Off site improvements shall be determined prior to final approvals.
3. Applicant and City shall address the potential existing public accessway through the proposed project.

ITEM #6: Old Business

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

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

1. Add signature of owner to the plan.
2. Provide the Planning Department with a copy of the NHDES Site Specific permit and add permit number to the plan.
3. Revise the plat to amend note #6 on sheet #2 to require that lot #52 (tot lot) be loamed and seeded.
4. Submission of a contribution of \$2,100 for recreation equipment on the tot lot, due at the time of bonding.

5. Revise plat to show the 20% slope conservation areas.
6. Revise plat to add the Engineer's stamp and signature and the surveyor's signature.
7. Submission of a contribution of \$2,500 for Community Services capital improvements, due at the time of bonding.
8. Revise plat to adjust location of sidewalk to Back River Road to line up with the sidewalk from Harlan's Way.
9. Revise plat to change the six foot fence to a four foot fence and relocate the fence to the toe of the slope.
10. Revise plat to show location of gas lines.
11. Revise plat to show the removal of vegetation at the intersection of Danielle Lane and Spruce Lane and near the reconstructed culvert on Spruce Lane.
12. Any additional conditions from the City Engineer's memo to be distributed at the meeting.

b. Discussion and possible vote on site plan for City of Dover athletic fields, located on Alumni Drive.

Planning Staff recommends approval of the site plan and the Conditional Use Permit 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. Granting of a Conditional Use Permit for development in a wetland, with the Conservation Commission's recommendation that a conservation easement be placed along the shoreline of the Bellamy River.
4. Recommend screening of parking areas with Arborvitaes, adjacent to abutters.
5. Revise plan to show spot grades on the parking area.
6. Revise plan to provide a plan view of drainage of the field, including the location of underdrains to the satisfaction of the Engineering Department.
7. Revise plan to show irrigation system waterlines and sprinkler heads.
8. Recommend that rip rap be placed in the swale area to the southwest of the property.