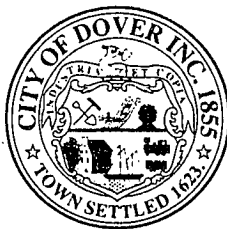


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	August 19, 1999
SUBJECT:	<i>Staff recommendations for agenda items for the August 24, 1999 Planning Board Meeting</i>

ITEM #2: Application for a minor subdivision of land for STF Development Corporation, Assessor's Map I, Lot 51, zoned RM-12, located on Mast Road.

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

1. Add signature of owner to the plat.
2. Add surveyor's signature and stamp to the plat.
3. Add GIS coordinates to the plat.
4. Add a note to the plat indicating that the shed will also be removed.
5. Submit the sewer easement deed with the plat for recording.

ITEM #3: Application for an amended site plan of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1C, zoned R-40, located at 20 Seaborne Drive.

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

1. Fertilizers and herbicides used on the field near the Bellamy River are a concern. Add a note to the plan indicating that they will be used sparingly in accordance with generally accepted guidelines.
2. Prepare a deed for the City road acceptance process and ensure that four highway bounds are set.

ITEM #4: Consideration and acceptance of an application for a site plan of land for Megan Martineau, Assessor's Map G, Lots 4G-1 & 4G-2, zoned I-2, located on Littleworth Road/Industrial Park Road.*

Planning Staff recommends that the application be accepted, the public hearing be opened, and the application tabled until a site walk is scheduled. Find enclosed the list of issues discussed at the Technical Review Committee meeting. The engineer has addressed a number of the TRC issues, and has submitted revised plans. Following are the outstanding items to be addressed:

1. Engineering has a concern with drainage sheeting into abutting parcels on southeast corner of the site. Need the drainage report to analyze the drainage.
2. Shorten the detention pond by 20% and design some treatment for run off before it's piped into the wetlands. Also, a detail for the drainage outlet is needed on the plan.
3. Need Conservation Commission review of the project regarding the expedited dredge and fill permit. Need State Dredge & Fill Permit submitted to the Planning Department.
4. If natural gas utility is used, add to the plan.
5. Need to schedule DEDC review with Beth Thompson.
6. Need architectural renderings.
7. Submit a lighting analysis with type of luminaires.
8. Submit a letter requesting a waiver from Site Review 149-14 requirement for 22-ft. aisle width, where 16 ft. is proposed.
9. Add one way signs in aisles between storage buildings to allow the 20-ft. widths.
10. Is the existing vegetation at the front of the parcel between the project and the residential use adequate for the 7 ft. screening requirement?

ITEM #5: Old Business

a. Discussion and possible vote on Seafarer Development Group, (Bellamy River Village) located on Spur Road. (28 units)

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

1. Add signature of owner to the plan.
1. 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.
2. Provide the City Engineer and Planning Department with documentation that the pump station can be modified to handle the increased flow.
3. Revise plan to show underground electric layout.
4. 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.
5. Revise plan to delete "Bellamy River Circle" as a road name and replace it with a name approved by the Building Inspector.

b. Consideration of recommendation on the Amendment to Chapter 170-28.6, Telecommunication Facilities, for referral to the City Council.

Planning Staff support a favorable recommendation of the zoning amendment to the City Council.