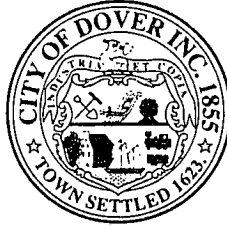


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

|          |  |
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| TO:      | Planning Board Members   |
| FROM:    | Planning Staff   |
| DATE:    | September 10, 1999   |
| SUBJECT: | Staff recommendations for agenda items for the September 14, 1999 Planning Board Meeting |

**ITEM #2: Application for minor lot line adjustment of land for David Scott and Melville Hodgdon, Assessor's Map M, Lots 1 & 2, zoned R-40, located on Back Road.**

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

1. Add signatures of all owners to the plat.
2. Add surveyor's signature to the plat.
3. Add existing buildings to the plat.

**ITEM #3: Application for a site plan of land for Randall Green/RAM Machinery & Controls, Assessor's Map G, Lot 1J, zoned I-1, located at 106 Crosby Road.**

At their last meeting, the Conservation Commission recommended approval with no conditions of a Conditional Use Permit to fill 1,525 sq. ft. of wetlands to construct the proposed addition. Planning Staff recommend approval of the site plan and Conditional Use Permit with the following conditions:

1. Add signature of owner to the plan.
2. Add engineer's signature and stamp to the plat.
3. Provide the Planning Department with the approved NH Wetlands Board non-expedited dredge and fill permit and add the permit number to the site plan.

**ITEM #4: Application for a site plan of land and Conditional Use Permit, for Eric Chinburg (Owner Cocheco Overlook Limited Partnership), Assessor's Map 3, Lot 63A, zoned UMUD, located on Main Street. (30 units)**

Planning Staff recommend that the application be accepted, the public hearing be held and the application tabled until the next meeting so that a site walk can be scheduled. The applicant has requested three waivers to the Site Review Regulations. The Planning Department supports granting the waivers. The issues that were discussed at the TRC include the following:

1. Add a note to the plan for one and 2 bedroom units only.

2. A few common site plan notes are missing. Note check off sheet numbers 4, 5, 20, 21, and 22 are needed.
3. Need police to review proposed security system.
4. Need reference plan Strafford County Registry of Deeds plan and file numbers.
5. The Engineer's signature is required on the plans.
6. Provide a copy of the parking cross-easements to the Planning Department.
7. Revise the entrance on the plan. Review the dumpster location.
8. Provide additional data regarding the shared parking requested.
9. Add a detail of the rail fence on the concrete wall.
10. Add a detail of the retaining wall.
11. Add a lighting detail. Provide a lumens plan.
12. Tie the plan into the GIS system.
13. Need to specify the sub-base on the concrete sidewalk.
14. Revise the concentric to a eccentric catch basin on the plan.
15. Revise the 2-ft. sump to a 3-ft. sump in the catch basin.

**ITEM #5: Old Business**

**a. Discussion and possible vote on site plan for Megan Martineau, located on Littleworth Road and Industrial Park Road.**

The applicant has requested that the project application remain on the table. The applicant has applied to the Conservation Commission and is still waiting for state permits. 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 renderings of the proposed building.
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?