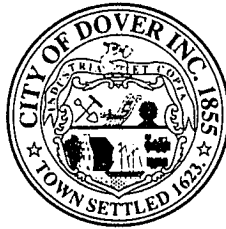


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**City of Dover, New Hampshire**  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
**MEMORANDUM**

**TO:** Planning Board Members  
**FROM:** Planning Staff  
**DATE:** September 24, 1999  
**SUBJECT:** *Staff recommendations for agenda items for the September 28, 1999 Planning Board Meeting*

**ITEM #2: Application for minor subdivision of land for Brian T. Stern, Assessor's Map E, Lot 47, zoned R-40, located on Tolend Road.**

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

1. Add signature of owner to the plat.
2. Revise plat to correct note #1 to indicate 2 lots instead of 3 lots.
3. Revise plat to change notation near cemetery to indicate note no. 5 instead of note no. 6.
4. Revise plat to add a note listing the State Subdivision Permit number.
5. Revise plat to correct the note located just below the north arrow by revising the square footage to be 43,604.
6. Place language in the deeds to put prospective lot owners on notice that the reversion area may become a City right-of-way in the future.
7. Prior to the issuance of a driveway permit for lot #2, adequate sight distance shall be achieved through the cutting of brush along the eastern side of the parcel.

**ITEM #3: Old Business**

- a. **Discussion and possible vote on application for a site plan of land and Conditional Use Permit, for Eric Chinburg (Owner: Cocheco Overlook Limited Partnership), located on Main Street. (30 units)**

The applicant has requested three waivers to the Site Review Regulations and a Conditional Use Permit for shared parking. The Planning Department supports granting the waivers and the Conditional Use Permit. The Planning Department recommends approval of the site plan with the following conditions:

1. Add owner's signature to the plan.
2. Add engineer's signature to the engineer stamps on all sheets.
3. Revise plan by changing note #1 on sheet C-2 to delete the reference to three bedroom units.

4. Revise plan to add the Strafford County Registry of Deeds plan and file numbers to the reference plans.
5. Provide a copy of the proposed parking cross-easements to the satisfaction of the Planning Department.
6. Tie the plan into the City's GIS system.
7. Per the requirements of Chapter 170-44, I(3), the applicant shall submit a formal agreement for the Conditional Use Permit to be recorded at the Registry of Deeds.

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

The Planning Department recommends approval of the site plan with the following conditions:

1. Add owner's signature to the plan.
2. Add engineer's signature and stamps on all sheets.
3. Revise plan to add the Wetlands Board Permit number and submit copy to the Planning Department.
4. Submission of a detailed drainage analysis prepared to the satisfaction of the City Engineer.
5. Any additional conditions from the City Engineer.