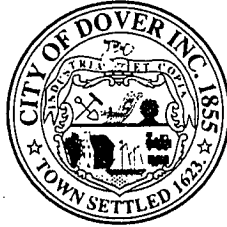


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	October 8, 1999
SUBJECT:	Staff recommendations for agenda items for the October 12, 1999 Planning Board Meeting

**ITEM #2: Application for a Conditional Use Permit for W. Scott Trafton, Assessor's Map 8, Lot 33, zoned R-20, located on 6 Wentworth Terrace.**

The applicant is scheduled to appear before the Conservation Commission on October 11<sup>th</sup>. The Planning Department recommends approval of the Conditional Use Permit with the following conditions:

1. Submission to the Planning Department of a copy of the NH Wetlands Board permit.
2. Compliance with any conditions recommended by the Conservation Commission.

**ITEM #3: Application for minor subdivision of land for Roland & Helen E. Gagnon, Map C, Lot 39-A, zoned R-40, located on French Cross Road. (2 lots)**

The Planning Department recommends approval of the subdivision plat with the following conditions:

1. Add owner's signatures to the plat.
2. Add surveyor's signature and stamp to plat.
3. Supply the Planning Department with a copy of the state Subdivision Permit and add the permit number to the plat.
4. Revise plat to add the location of existing water lines.
5. Revise plat by adding a note that the surveyor will provide the subdivision plat in a digital DXF format on disk to the City Engineer.
6. Provide the Planning Department with the test pit logs.

**ITEM #4: Application for minor lot line adjustment of land for Frances E. & George E. Dowaliby and Lois B. & Ernest I. Estes, Map H, Lots 47A & 50, zoned R-40, located on Cold Springs Road and Bellamy Road.**

The Planning Department recommends approval of the minor lot line adjustment plat with the following conditions:

1. Add owner's signatures to the plat.
2. Add surveyor's signature and stamp to the plat.
3. Revise plat to correct building setback lines so that the front setback is on the northern lot line facing Cold Springs Road and the rear setback is on the southern lot line.
4. Revise plat to show an easement over Cold Springs Road in favor of lot H/48 and any others lots with access rights.

**ITEM #5: Application for minor lot line adjustment of land for Lucy Tuttle & William P. Tuttle, III, Map M, Lots 54 & 54A, zoned R-20, located on Middle Road.**

The applicant has requested a waiver to the requirement to survey the entire 32 acre parcel. The Planning Department supports the waiver request due to the size of the parcel. The Planning Department recommends approval of the minor lot line adjustment plat with the following conditions:

1. Add owner's signatures to the plat.

**ITEM #6: Application for an Alternative Design Subdivision (ADS), 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)**

The Planning Department recommends that the plan be accepted, that the public hearing be held, and that the plan be tabled until the next meeting, with the public hearing continued. There are still a number of issues that remain unresolved (see enclosed Technical Review Notes).