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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	November 5, 1999
SUBJECT:	<i>Staff recommendations for agenda items for the November 9, 1999 Planning Board Meeting</i>

ITEM #2: Old Business

- a. Discussion and possible vote on Alternative Design Subdivision for Katz Development Corp, located on Middle and Hawthorne Road. (49 lots)

The Planning Department will have a recommendation at the meeting. The following are the remaining outstanding issues:

1. Wetlands Permit is required
2. Site Specific Permit will be required
3. Historic right-of-way issue needs to be addressed
4. Revise density calculation to remove the 24,154 square foot area proposed to be conveyed to the City of Dover.
5. Show emergency gate location on plan
6. Revise Note #13 to indicate if there are any very poorly drained soils on the property.
7. Add surveyor and engineer stamps and signatures to the plans
8. Drainage analysis needs to be reviewed by Engineering.
9. Conservation Commission recommended four conditions: 1) Deed for lots with wetlands include reference to maintaining wetlands and wetlands be shown on recorded plat; 2) Open space be left in natural state except for passive recreation and this be added to association covenants; 3) Create management plan for open space to be included in covenants; and 4) Add wording to the covenants as to why open space and wetlands are important and need to be protected.
10. 40' wide row requires waiver
11. Waiver for 90° angle 100 feet from Middle Road is required.
12. 30' wide easement area between lots 30 and 31 may need to be increased to 40 feet
13. Legend for monumentation needs to be placed on plan
14. Sidewalk to Stark – is being discussed as an offsite improvement
15. Recreation fee for offsite recreation discussed
16. Stop sign at Middle Road and entrance area
17. Private Drive sign to be placed on the road
18. Additional comments per Engineering Department

19. Review and approval of the association's protective covenants by the Planning Board.

b. Discussion and possible vote on a Conditional Use Permit for Scott Trafton, located at 6 Wentworth Terrace.

The applicant is on the Conservation Commission's November 8th agenda. The Planning Department will have a recommendation at the Planning Board meeting, after reviewing the Conservation Commission's decision.

c. Discussion and possible vote on a site plan for Fibredyne, Inc, located at 47 Crosby Road.

This proposal requires a Conditional Use Permit and the applicant is on the Conservation Commission's November 8th agenda. The Planning Department will have a recommendation on the Conditional Use Permit at the Planning Board meeting, after reviewing the Conservation Commission's decision. If the Conditional Use Permit is approved, the Planning Department recommends that the plan be approved with the following conditions:

1. Add owner's signatures to the plan.
2. Obtain approval of the plan by the Dover Economic Development Corporation.
3. Revise plan to show the location of exterior building lighting on the addition.
4. Any conditions recommended by the Conservation Commission.
5. Continue the existing landscaping pattern along the front of the addition.

d. Discussion of the City's Capital Improvements Program (CIP)

Representatives from the various departments have been invited to the meeting to discuss their CIP projects.

e. Discussion of ADS Subdivision Regulations

Proposed amendments to the ADS Regulations will be distributed at the meeting for discussion.