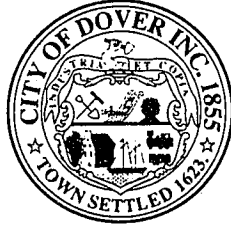


STEVEN J. STANCEL
Director



288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 743-6008
Fax: (603) 743-6097

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	November 19, 1999
SUBJECT:	Staff recommendations for agenda items for the November 23, 1999 Planning Board Meeting

ITEM #2: Application for a minor subdivision of land for Dover Industrial Development Authority, Assessor's Map D, Lot 11-1, zoned I-4, located on Venture Drive.

The Planning Department recommends that the minor subdivision plat be approved with the following conditions:

1. Add owner's signature to the plat.
2. Add surveyor's stamp and signature to the plat.
3. Revise note #9 to indicate if there are any very poorly drained soils on the parcel.
4. Revise plat to add standard flood hazard note.
5. Revise plat to add the locations of proposed water and sewer lines.
6. Revise plat to add a note that boundary information will be provided in a digital DXF format on disk to the City Engineer.

ITEM #3: Application for a lot line adjustment of land for Business Partners, Inc. and Chauvin Arnoux, Inc., Assessor's Map G, Lot 31-1 and 1L, zoned I-2, located on Crosby Road and Faraday Drive.

The Planning Department recommends that the lot line adjustment plat be approved with the following conditions:

1. Add owner's signatures to the plat.

ITEM #4: Old Business

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

The applicant has requested a waiver for the 40 foot right-of-way and a waiver for the road angle at Middle Road. Given that this is proposed as a private road, the Planning Department supports these

waiver requests. The Planning Department recommends approval of the alternative design subdivision plan with the following conditions:

1. Add owner's signature to the plan.
2. Add surveyor and engineer stamps and signatures to the plans.
3. Provide the Planning Department with a copy of the state Wetlands Permit and add permit number to the plan.
4. Provide the Planning Department with a copy of the state Site Specific Permit and add permit number to the plan.
5. 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.
6. A contribution to the City from the applicant in the amount of \$15,000 to be used for the construction of a sidewalk along Hawthorn Road from Newport Road to Stark Avenue. This contribution is due prior to the issuance of a building permit.
7. A contribution to the City from the property owner in the amount of \$100 per house at the time of each building permit, to be used for improvements to the recreational facilities at Applevale Park.
8. Inclusion of the seven lots fronting on Hubbard Road in the association's protective covenants for the purposes of the common land or the waiver of the open space requirement for the seven lots by the Planning Board and the submission of a legal agreement forfeiting any rights in the common land, signed by all seven property owners.
9. Additional comments per Engineering Department.
10. Compliance with the association's protective covenants, as amended, and approved by the Planning Department.

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

c. Discussion and possible vote on ADS Subdivision Regulations

See the enclosed copy of the existing ADS regulations and the proposed amendments for comparison purposes.