



City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: April 5, 1996

RE: *Staff recommendations for agenda items for the April 9, 1996 Planning Board Meeting*

ITEM #2: Application for a minor lot line adjustment of land for Chin C. Ly, owners Chin, Fung & Seng Ly, Assessor's Map 36, Lots 28 & 29, Zoned R-12, located on Redden Street.

Planning staff recommend approval of the plat with the following condition:

1. Add the owners' signatures to the plat.

ITEM #3: Application for a site review of land for Langdon Place of Dover, Assessor's Map K, Lot 11A, Zoned R-40, located at 60 Middle Road.

Planning Staff recommend approval of the site plan with the following conditions:

1. Add a note stating that as-built plans shall be submitted in digital form.
2. Revise sheet 2 & 3 of 10 to make both sheets consistent with regard to signage.
3. The proposed entrance roadway should be 24 ft. wide or seek a waiver from the Board for the 2 ft. difference. If the plan changes to the required 24 ft. width, change the roadway cross-section detail to reflect the proper width.
4. Add the GIS coordinates to the plan.
5. Submit a landscaping plan to the Planning Department for review and acceptance.

6. Correct the parking space call-out at the rear of the building from 19 spaces to 17 spaces. The overall site plan also needs to be corrected to reflect this.
7. Add a flared end to the proposed drain line located south of the existing entrance.
8. Add a drainage structure at the change in pipe direction between catch basin #3 and #4.
9. Add the following notes to the plan:
 - a. Gate valves to open counter clock-wise.
 - b. Pipe bends and fittings shall be Class 350.

ITEM #4: Old Business

- a. Continuation of extraction permit by Grifco & Tyra Inc., located on Mast Road.**

Staff will provide a recommendation based on advice from the City Attorney the night of the meeting.