



City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members

FROM: Planning Staff

DATE: May 10, 1996

RE: *Staff recommendations for agenda items for the May 14, 1996 Planning Board Meeting*

ITEM #2: Application for a minor subdivision of land for Raymond & Norma Curti, Assessor's Map L, Lot 2A, zoned R-20, located on Spur Rd. & Nute Road. (1 lot)

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

1. Add the owners' signatures to the plat
2. Indicate by a note on the plat whether the parcels lie in a flood hazard zone or not, whether wetland soils are present, and whether the parcels are in a conservation district.

ITEM #3: Application for a site review of land for Realty Acquisitions, Inc. (Rite Aid Pharmacy), (owner, Paul R. McQuade Investments), Assessor's Map 28, Lots 19 & 19B, zoned B-3, located at 701 Central Avenue.

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

1. Add the owner's signature to the site plan.
2. Add the GIS coordinates to two of the property corners on the plan and add a note stating as-builts tied into the City's GIS shall be provided in digital format to the City Engineer.
3. Add the Zoning District boundaries to the site plan.

4. A waiver of the 5 ft. pavement setback requirement is needed because pavement in some areas and trash receptacles are closer than 5 ft. to the property lines.
5. Granite curbing in lieu of the proposed concrete curb needs to be installed at all the street entrance radii.
6. A detail of the retaining wall needs to be added to the site plan.
7. Add a lighting detail to the plan.
8. Add adequate screening to the plan adjacent to the residential property (Hemon) on Oak Street.
9. Add notes #'s 4, 7, 8, 9, 12, 13, 15, and 19-22 from the list of common site plan notes sheet to the site plan.
10. Change the plan to show the edge of pavement for Central Ave. remaining in its existing location.
11. Catch basin #8 needs to be relocated in the street pavement on Oak Street. One more catch basin is required on the easterly side of the Oak St. entrance in the ditch line to the landscaping plan.
12. Add five trees of hardwood variety with a minimum 2 1/2 caliper along the southern property line.