



City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members

FROM: Planning Staff

DATE: June 7, 1996

RE: *Staff recommendations for the June 11, 1996 Planning Board Meeting*

ITEM #2: Application for a minor lot line adjustment and a site plan of land for Addison Place (four building-71 residential units), (owner Addison Realty LLC, Mark Phillips, member) Assessor's Map E, Lots 65C & 74A, zoned RM-8, located on Whittier Street.

Planning staff recommend that the application be tabled until a site walk can be scheduled. Following is a list of several outstanding issues with the application:

1. Provide the Planning Department with the NH Wetland Board dredge and fill permit for the driveway crossing.
2. A conditional use permit is required from the Board.
3. The 8 ft. stockade fence on the plan and detail requires a variance from the ZBA. Staff support the 8 ft. fence between the residential units and the Turnpike.
4. Contribute an allocation per unit amount for the cost of the fair share impact to the (upgrade of) Sixth and Whittier Street intersection.
5. Add a note to the site plan that there shall be no deck construction off the townhouses.
6. Add a striped crosswalk from the sidewalk at the main entrance to the Whittier Street sidewalk.
7. Add a note to the site plan stating that the existing swales along the front of the property shall be cleaned out once construction is complete.
8. Discussions regarding the recreation facilities need to continue.

9. Add GIS coordinates to the lot line adjustment plat.
10. Add the owner's signature to the lot line adjustment plat.
11. Add additional landscaping between the buildings and the Turnpike.
12. Add a note to the site plan stating that the proposed water line shall either be polywrapped or the soils tested for corrosive properties.
13. Add a note or show on the plan that the drain on the hydrant shall be plugged.
14. Add to the as-built note that as-built plans shall also be submitted on disk.
15. Add a retaining wall detail to the site plan.
16. Change the detail sheet to show a 30" culvert.
17. Sizing of the culvert under the northerly (main) entrance is currently under discussion and needs to be finalized.

ITEM #3: Application for a conditional use permit for Stuart T. & Louise G. Lewis, (owners, Michael & Cynthia Hart), Assessor's Map L, Lot 111C, zoned R-20, located at 306A Dover Point Road.

Planning staff recommend approval of the Conditional Use permit application.