



# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: June 21, 1996

RE: *Staff recommendations for agenda items for the June 25, 1996 Planning Board Meeting*

**ITEM #2: Application for a major subdivision of land for River's Edge Trust, owner River's Edge Trust, Joseph Sawtelle, Trustee, Assessor's Map K, Lot 2, zoned R-12 & R-40, located on Henry Law Avenue. (51 lots)**

Planning staff recommend tabling the application in order to schedule a site visit. The subdivision application has the following outstanding concerns from staff and the TRC meeting of March 28, 1996:

1. Add a note to the plan stating that addresses are to be assigned at building permit time.
2. A waiver from the Board is required for the 20 ft. radii dimension at the entrances, and for the length of cul-de-sacs due to temporary phasing.
3. An off-site improvement fee for Henry Law upgrade still needs to be discussed
4. Homeowners' Association documents need to be submitted for review. Pond maintenance issues must be included in the documents.
5. Add a note stating that as-built plans will be prepared and submitted to the City Engineer in phases.
6. The applicant needs to submit temporary construction easements regarding the existing homes to the front of the site.

7. Add a note stating that catch basin grates shall be installed next to the curb line.
8. Add a note stating that as-builts and subdivision plat be submitted in digital form.
9. Parking spaces for the trail under the power easements and the possible need for a fence around the detention pond are two items that still need to be resolved.
10. City Engineering's concerns are included in your packet.

**ITEM #3: Old Business**

**a. Discussion and possible vote on Addison Place, located on Whittier St.**

Planning staff recommend approval with the following conditions:

1. Add the owners' signatures to the plat
2. Submit the NH Wetlands Board permit to the Planning Department when it is approved.
3. Staff supports granting a Conditional Use permit for constructing the driveway and parking area in the Conservation District. The Conservation Commission has reviewed the application favorably.
4. The Zoning Board of Adjustment granted the variance request for an 8 ft. high stockage fence on June 20, 1996.
5. Refer to your packets for calculations on the recommended fair share cost allocation for the Whittier Street bridge repair and Sixth/Whittier Intersection upgrade for the project.
6. The applicant has agreed to make the minor changes to the site plan as recommended by staff. Refer to the attached letter from Norway Plains dated June 20, 1996.
7. Add a note to the plan stating that plans shall be submitted on mylar and in digital form.
8. Add a note stating that the contractor shall clean the swale along the face of the property once construction is completed.

9. A retaining wall detail needs to be added to the plans.

10. Change the profile sheet to reflect a 30" culvert.

11. Eliminate the sand boxes in the recreation areas, and replace with a minimum of four (4) swings and one (1) slide for each open space area. Additionally, place one jungle gym on one open space area as approved by Planning staff.

**b. Discussion on parking regulations.**

Planning staff will have a proposal the night of the meeting.