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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: July 3, 1996

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

ITEM #2: Application for a Conditional Use permit for Jeffrey and Caroline Londres, Assessor's Map L, Lot 98C, zoned R-20, located at 262 1/2 Dover Point Road.

Planning staff recommend approval of the Conditional Use Permit with the condition that the pending dredge and fill permit from the NH Wetlands Board be filed with the Planning Department once it is received. Additionally, the applicant shall follow all general and specific conditions of said dredge and fill permit.

ITEM #3: Application for a site plan of land for Advanced Systems in Measurement and Evaluation, Inc., Assessor's Map E, Lots 33 & 33A, zoned ETP, located at 171 Watson Road.

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

1. Add the owners' signatures to the plan.
2. Change note 7 to read, as-builts in mylar and digital form shall be prepared and submitted to the City Engineer.

ITEM #4: Application for a minor lot line adjustment of land for Charles P. Kageleiry (Owner - Boston & Maine Corporation) Assessor's Map 31, Lots 4 & 4A, zoned RM-8, located on Fourth Street.

Planning staff recommend approval of the minor lot line adjustment plan with the following conditions:

1. Add the owners' signatures to the plat.
2. Add the GIS coordinates to the plat.
3. Show a public access easement for the paved area from Fifth Street on the parcel, if it is determined by the City Attorney to be considered a public way.

ITEM #5: Old Business

- a. Discussion on Rivers Edge II 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)**

Staff recommend that the Board continue to keep the application on the table in order to schedule a site visit next week. Some of the outstanding issues have been resolved. The application has the following remaining outstanding concerns from staff and the TRC meeting of March 28, 1996:

1. A waiver from the Board is required for the 20 ft. radii dimension at the entrances. The waiver would be for the right-of-way line radii only, as the pavement radii will meet requirements. The City Engineer has indicated that he is in favor of the waiver. The length of the cul-de-sacs due to temporary construction phasing of the project also requires a waiver from the Board.
2. An off-site improvement fee for Henry Law upgrade still needs to be discussed. Staff will have a data sheet and a fair share cost allocation formula for review at the meeting.
3. Homeowners' Association documents need to be submitted for review. Pond maintenance issues must be included in the documents.
4. The applicant needs to submit temporary construction easements regarding the existing homes to the front of the site.
5. The applicant has agreed to add a note to the plan stating that catch basin grates shall be installed next to the curb line.
6. The applicant has agreed to add a note to the plat stating that as-builts and subdivision plat be submitted in digital form.
7. The possible need for a fence around the detention pond still needs to be resolved.

8. The Police Department has suggested that the developer construct a small parking area under the power easement near the riverwalk trail head for users of the trail. The applicant has indicated that they will provide trail head signs and trail markers.
9. The City Engineer has indicated that he is comfortable with the 8" water main and the three phase electric power hookup location. Other Engineering concerns are included in your packet.
10. Planning staff agree with the City Engineer that the private sewer force main should be located on private land in the development, as opposed to being located on public right-of-way which requires City Council approval.