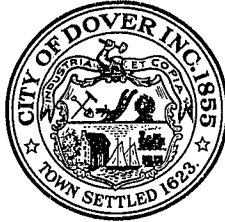


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: July 17, 1996

RE: *Staff recommendations for agenda items for the July 23, 1996 Planning Board Meeting*

**ITEM #2: 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.**

The memorandum from the City Attorney is included in your packets for your review. In summary, the memo advises that the section of land that is paved may be a public highway by custom. The Planning Board may make this determination based on the facts. The facts have not all been gathered. This issue is not pertinent to the application to adjust the lot lines, therefore the Board should accept the application and make a decision.

The issue of whether the area in question is a public highway must be addressed at the time the owner makes a site review application to the Board for development of the land, as that development plan may affect the public's right to use the road and the owner's ability to site some of his development.

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. Grant to the City and show on the plat a utility easement for the existing City water, sewer and drain lines located on the parcel. If it is

anticipated that the owner would require the utilities be relocated for future development, and that the owner would fund said relocation, add a note to the plat stating that the owner shall grant the utility easement to the City in the relocated location.

**ITEM #3: Application for a minor subdivision of land for Winstanley Enterprises, Inc., (Owners, Paul Rinden & Margaret Rinden Kanost), Assessor's Map D, Lot 14-3, zoned I-4, located on Venture Drive.**

Planning staff recommend approval of the minor subdivision plan with the following conditions:

1. Add the owners' signatures to the plat.

**ITEM # 4: Application for a site review of land for Winstanley Enterprises, Inc. (Country Kitchen Bakery), (owners Paul Rinden & Margaret Rinden Kanost), Assessor's Map D, Lot 14-3, zoned I-4, located on Venture Drive.**

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

1. Add the owners' signatures to the plat.
2. Obtain the review and approval of the DEDC for the development plans. The DEDC has been contacted by the Economic Development Director to schedule a review meeting for this application.

**ITEM #5: Old Business**

- a. **Discussion and possible vote 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. (50 lots)**

Staff recommend approval of the subdivision application with the following conditions of approval:

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. A fair share off-site improvement fee for Henry Law upgrade in the amount of \$1000.00 per unit for a total of \$50,000.00 be assessed on the developer. This

has been agreed upon by the owner's engineer. Refer to the data sheet and a fair share cost allocation formula that you received at the last meeting.

3. Homeowners' Association documents be submitted for review. Pond maintenance issues shall be included in the documents.
4. The applicant shall submit temporary construction easements regarding the existing homes to the front of the site.
5. Add a note to the plan stating that catch basin grates shall be installed next to the curb line.
6. Add a note to the plat stating that as-builts and subdivision plat be submitted in digital form.
7. Add a fence around the detention pond to the plans.
8. Add a small parking area under the power easement near the riverwalk trail head for users of the trail to the plans. Indicate on the plans for the trail construction that trail head signs and trail markers shall be provided.
9. The private sewer force mains should be located on private land in the development. Show the new force main locations and the private sewer easements on the plans. This is a result of a decision voted on by the Dover Utilities Commission at the May 14, 1996 meeting.
10. The power hookups for both the residential units and the sewer pump station shall use the electric distribution system located on Henry Law Avenue.

**b. Analysis of RM-8 Zoning Districts**

Staff have begun the requested analysis of remaining developable parcels in the four RM-8 zoning districts using the GIS. However, due to the recent lighting storms, the plotter is not operational to provide you with a map of the parcel locations. It has been determined that there are seven (7) parcels which can still be developed for residential multi-family units in the four zones. Dean Peschel will determine the potential number of units per parcel that could be developed for the meeting.