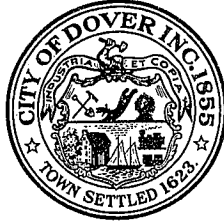


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: August 8, 1996

RE: *Staff recommendations for agenda items for the August 13, 1996 Planning Board Meeting*

**ITEM #2 Application for a conditional use permit for Reginald & Kelly Fitzgerald, Assessor's Map M, Lot 90T, zoned R-40, located at 10 Brickyard Drive.**

Planning Staff recommend approval of the application with the condition that any conditions put forth by the Dover Conservation Commission be observed. The Conservation Commission will be reviewing the plan on Monday, August 12, 1996. The recommendation will be available at the meeting.

**ITEM #3: Application for a minor subdivision of land for Clara R. Fisher, Assessor's Map 17, Lot 38, zoned R-12, located at Stark Avenue and Keating Avenue.**

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

1. Add a note to the plat referencing the frontage variance granted by the Zoning Board of Adjustment on July 18, 1996.

**ITEM #4: Application for a site review of land for Dover Northside Little League (Beckwith Park), Assessor's Map 34, Lot 23A, zoned R-12, located off Sixth Street.**

The Conservation Commission has favorably reviewed the site plan. Planning staff recommend approval of the site plan with the following conditions:

1. Add the owners' signatures to the plat

2. Add the surveyor's statement to the site plan.
3. Add the number of estimated parking spaces to the site plan.
4. A parking easement document be approved by the City and the applicant.
5. Add the existing sewer easement to the plan.

**ITEM #5: Application for a minor subdivision of land for Arnold C. Rigby Trust, Assessor's Map M, Lot 74, zoned R-40, located on Dover Neck Road.**

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

1. Add the owners' signatures to the plat.
2. Revise the setback lines on both lots to show the conservation district setback from intermittent streams (seasonal runoff).
3. Add the standard surveyor's statement to the plat.
4. Add a note to the plat stating that any driveway construction in the jurisdictional wetlands is prohibited unless a NH Wetlands Board permit is obtained from the State, and a Conditional Use permit is obtained from the Planning Board.

**ITEM #6: Old Business**

**a. Discussion of parking regulations**

Planning staff have reviewed and revised the proposed parking requirement conditional use language presented to you in June. Additional draft language is included in your packet for your review and discussion.