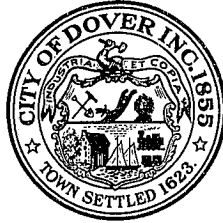


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: August 23, 1996

RE: *Staff recommendations for agenda items for the August 27, 1996 Planning Board Meeting*

**ITEM #2: Application for a site review of land for Sprint Spectrum, (Owners George & Nancy Parsons) Assessor's Map A, Lot 36, zoned R-40, located off Parsons Lane.**

The applicant has requested that this item not be heard as they are continuing to negotiate with the property owner. Planning staff submit the following outstanding items and concerns for your review:

1. Add the owners' signatures to the plat.
2. Provide copies of easements to the Planning Department.
3. Address the drainage at the driveway entrance on the site plan and provide a copy of the executed drainage easement document between the abutter and the applicant.
4. Add another culvert pipe to the cross-section, note 3-C4.
5. Construct Parsons Lane to City standards or submit the required bond for the construction of the street.
6. Add required site plan notes 8, 11, 14, and 21 from the Site Plan Note List to the site plan.

7. A telecon with the Airport Manager of Skyhaven indicates that the tower may have to be lighted. The applicant should provide a written decision from the appropriate authority regarding whether the tower should be lighted or not.

**ITEM #3: Application for a conditional use permit for Michael Clark, Assessor's Map L, Lot 96J, zoned R-20, located at 246 Dover Point Road.**

Planning Staff recommend approval of the application with the condition that any conditions put forth by the NH Wetland Council be observed. Further, that the Planning Department receive the Wetland Permit from the applicant. The Conservation Commission reviewed the plan on Monday, August 12, 1996. The minutes of the meeting are in your packets. The Commission's suggested conditions of approval have been met by the applicant and reviewed by staff.

**ITEM #4: Application for a major subdivision of land for Paul & Michael Martel, Assessor's Map I, Lot 49, zoned R-12, located on Mast Road. (23 lots)**

Planning staff recommend accepting the major subdivision plan, then tabling the application until a site walk can be scheduled. Refer to the TRC comments in your packets to aid in the review of the application.

**ITEM #5: Application for a site review of land for Charles Kageleiry, (Owner Boston & Maine Corp.) Assessor's Map 31, Lots 4 & 4A, zoned RM-8, located on Fourth/Fifth Street. (32 units)**

Planning staff recommend accepting the preliminary site plan, then tabling the application until a site walk can be scheduled. Refer to the TRC comments in your packets to aid in the review of the application.

**ITEM #6: Old Business**

**a. Discussion on parking regulations**

Planning staff have revised the proposed parking requirement conditional use language presented to you at the last meeting. The draft language is included in your packet for your review and discussion.

**b. Discussion and possible vote on a lot line adjustment of land for Chad Kageleiry, located on Fourth Street.**

Planning staff recommend keeping the application on the table.

**c. Discussion and possible vote on a subdivision of land for Clara R. Fisher, located on 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.
2. Add the owner's signature to the plat.