

STEVEN J. STANCEL
Director



288 Central Avenue
Dover, New Hampshire 03820-4169
TEL: (603) 743-6008
FAX: (603) 743-6097

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: September 6, 1996

RE: *Staff recommendations for agenda items for the September 10, 1996 Planning Board Meeting*

ITEM #2: Application for a major subdivision of land for the City of Dover, (Owner, New Homes, Inc.) Assessor's Map D, Lot 18, zoned R-12, located off Wilbrod Avenue.

Planning staff recommend accepting the major subdivision plat, opening the Public Hearing, then tabling the application to schedule a site walk. The following items were discussed at the Technical Review Committee meeting and are still outstanding:

1. Add the owner's signature to the plat.
2. Provide construction details for the hammerhead at the end of Wilbrod Avenue on the plans.
3. Add the natural gas lines to the plans.
4. Upgrade to an 8" water main through the project.
5. Add a construction detail for drainage catch basins to the plan.
6. Show headwalls on the driveway culverts on the plan.
7. Add a note to the plan stating that Lot #4 may be put to a state or municipal use.

8. A larger extension may be needed for the gate valve on Lot #4.
9. A signed easement document(s) from two abutters is required.
10. Various notes on the plan need completion. The engineer is aware of the notes needed.
11. Floodplain and Groundwater Protection Zone information needs to be added to the plat.

ITEM #3: Application for a minor lot line adjustment of land for J.B. Austin, Inc., (Owners, Dover Bingo Center, L.L.C./ Mary R. Austin) Assessor's Map 15, Lots 54, 62, 66, Zoned R-12, located on Rutland Street/Sisher Street.

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

1. Add all the owners' signatures to the plat.
2. Add the zoning district lines and call-outs to the plat.
3. Show on the plat that all new property corners shall be pinned. The new property corner between lot 15-63, 15-66, and the new lot needs a steel pin.

ITEM #4: Application for a revision to Mathes Hill Subdivision Phase I, for Douglas Dodd, (owners Paul & Lionel Martel) Assessor's Map I, Lot 49, zoned R-12, located on Mast Road.

Planning staff recommend approval of the revision to the major subdivision plan.

ITEM #5: Old Business

- a. **Discussion and possible vote on a major subdivision of land for Paul & Michael Martel, located on Mast Road.**

Planning staff recommend that the major subdivision plan remain on the table at the request of the applicant's engineer.

- b. **Discussion and possible vote on a site review of land for Charles Kageleiry, located on Fourth/Fifth Street.**

Planning staff recommend that the site plan remain on the table pending further revisions to the plan.