



City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: September 20, 1996

RE: *Staff recommendations for agenda items for the September 24, 1996 Planning Board Meeting*

ITEM #2: Application for a driveway waiver for Anne Marie Fournier, Assessors Map 3, Lot 3, Zoned B-2, located at 12 Portland Street.

Planning Staff recommend approval of the application with the condition that the driveway throat be no more than 18 ft. wide. This will prevent conflicts between vehicles and the existing fire hydrant. The proposed driveway can expand to 25 ft. wide beyond the hydrant.

ITEM #3: Application for a site review of land and lot line adjustment for Charles Kageleiry, (Owner Boston & Maine Corp.), Assessors Map 31 Lot 4 & 4A, zoned RM-8, located on Fourth/Fifth Street. (26 units)

Planning staff recommend accepting the application, opening the public hearing, then tabling the item because detailed plans are forthcoming. The following items are outstanding:

1. Utilities that go through properties will need easement
2. Extend sidewalk with tipdown on Fourth Street
3. Need utilities on plans
4. Drawing of drainage line onto Fourth Street
5. Off site improvements, Fair Share Fee
6. Note on plan that units be sprinkled
7. Need additional deed reference information
8. Need additional topography
9. Need to identify soil types

10. Numbering of notes on sheet SP-1 are wrong
11. Identify type and construction of playground equipment
12. Identify passive recreational areas on plan
13. Add a note to the plan regarding areas of curbing
14. Locate trash receptacles on the plan
15. Paving setback from Fourth Street may be a problem
16. Add a note to the plan indicating number of units and bedrooms
17. Drainage from site should be treated prior to discharge
18. Eliminate landscape note 4 on sheet SP-8
19. Provide a copy of Environmental Site Assessment
20. Need additional screening, particularly around parking areas; between Building 1 and Downeast Energy; and between Building 3 and Purdy Storage

ITEM #4: 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. (Communication tower)

Revised plans had not been submitted to the Planning Office in time to be included in your packets. It is expected that plans will be available the night of the meeting. Planning staff recommend accepting the application, opening the public hearing, then tabling the site plan if the Board feels it needs more time to review the plans. As of the date of this memo, the following conditions were still outstanding:

1. Add the owner's signature to the plat.
2. Provide copies of easements to the Planning Department.
3. Address the drainage at the driveway entrance on the site plan.
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.
8. Ensure that there shall be City access use of the tower.
9. The plan must address and ensure access by other vendors, i.e. co-location (per industry standards as set forth in the Federal Register).
10. Move the location of the tower away from the property line.
11. The coordinates need to be tied into North American Datum 1927 in digital form.

ITEM #5: Application for a site review of land for Sprint Spectrum, (Owner, City of Dover via Jim Andrews & Vertical Reality Properties), Assessor's Map 28, Lot 32-A, zoned R-12, located off Abbey Sawyer Memorial Drive. (Garrison Hill) (Communication tower)

Revised plans had not been submitted to the Planning Office in time to be included in your packets. It is expected that plans will be available the night of the meeting. Planning staff recommend accepting the application, opening the public hearing, then tabling the site plan if the Board feels it needs more time to review the plans. As of the date of this memo, the following conditions were still outstanding:

1. Show the covered reservoir at the top of Garrison Hill on the site plan.
2. Ensure the possibility of City access to the tower.
3. Ensure the right of access by other vendors per industry standards as set forth in the federal register.
4. Provide copies of easements and agreements to the City.
5. Need screening of fenced in area shown on the plan.
6. The coordinates need to be tied into North American Datum 1927 and in digital form.
7. Show which trees will need to be taken down on the plan.
8. Show the amount of required fill on the slope, provide final grades, and indicate measures to be taken for erosion control.
9. Show electrical connection details on the plan.
10. Provide access easements and drive gravel specifications.

ITEM #6: Application for a site review of land for Sprint Spectrum, (Owner, Greek Orthodox Church), Assessor's Map K, Lot 35-A, zoned R-20, located off Spur Road. (Communication tower)

Revised plans had not been submitted to the Planning Office in time to be included in your packets. It is expected that plans will be available the night of the meeting. Planning staff recommend accepting the application, opening the public hearing, then tabling the site plan if the Board feels it needs more time to review the plans. As of the date of this memo, the following conditions were still outstanding:

1. Correct the Setback from electrical distribution lines.
2. Ensure the possibility of City access to the tower.
3. Ensure the right of access by other vendors per industry standards as set forth in the federal law.
4. Provide copies of easements and agreements to the City.
5. Show edge of pavement of the Spaulding Turnpike on the plan.
6. The coordinates need to be tied into North American Datum 1927 and in digital form.

ITEM #7: Application for a revision to a Site Plan 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 not approving the revision to the site plan. It is further recommended that the original condition requiring the applicant to submit plans for review to DEDC stand based on the provisions contained in Zoning, Chapter 170, Section 170-27.2, G, (5), (6), and (7).

ITEM #9: Old Business

a. Discussion and possible vote on a major subdivision of land for Paul & Michael Martel, (Mathes Hill Phase II), located on Mast Road.

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

1. Add the owner's signature to the plat.
2. Identify the utility easements on the slopes as slope conservation easements on the plan.
3. See attached list of Engineering comments from the City Engineer.
4. The applicant shall place all sewer lines within proposed right-of-ways.

b. Discussion and possible vote on a major subdivision of land for the City of Dover, (Owner, New Homes, Inc.), located off Wilbrod Avenue.

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

1. Add the owner's signature to the plat.