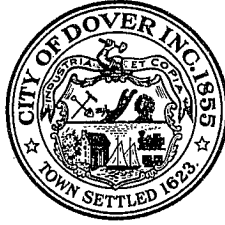


STEVEN J. STANCEL  
Director



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: October 3, 1996

RE: *Staff recommendations for agenda items for the October 8, 1996 Planning Board Meeting*

**ITEM #2: Application for a Conditional Use permit for Great Bay Yacht Club, Assessor's Map 8, Lot 40, zoned R-20, located on Wentworth Terrace.**

Planning Staff recommend approval of the application with the condition that the three specific, and the general conditions put forth by the NH Wetland Council on Permit 94-00154 be observed. Further, that the applicant observe any conditions that the Conservation Commission places in their review scheduled for Monday, October 7, 1996. The recommendations from the Conservation Commission meeting will be handed out the night of the meeting.

**ITEM #3: Application for a Driveway Waiver for David & Cheryl McGregor, Map N, Lot 22C-4, zoned RM-12, located at Gerry's Landing, off Cochecho Street.**

Planning Staff finds the information provided by the applicant to be insufficient to make a decision as to the appropriateness of the request. There is an existing drainage swale running within the easement shown on the applicant's plan. Given the slope in the area it may be very difficult to place the drive in the proposed location. We suggest that plans from an engineer be drawn showing existing and proposed contours and how they may affect the drainage swale.

The Planning Board may wish to give conditional approval. The condition being that Planning Staff and Engineering Staff review the designed plans once they are completed by an engineer.

**ITEM #4: Application for a Conditional Use permit for Dennis Munson, (owners Dennis Munson & Kathleen Haight) Assessor's Map E, Lot 62A, zoned R-20, located at 125 Tolend Road.**

Planning Staff recommend approval of the application with the condition that the applicant observe any conditions that the Conservation Commission places in their review scheduled for Monday, October 7, 1996. The recommendations from the Conservation Commission meeting will be handed out the night of the meeting.

**ITEM #5: Application for a revision to a subdivision plan for Bellamy Orchard Subdivision, (Owner Glenn Lucas) Assessor's Map L, Lot 27A, zoned R-20, located on New Bellamy Lane.**

Planning Staff recommend approval of the revision to the original plan.

**ITEM #6: Old Business**

**a. Extension of approval for Rivers Edge II, located on Henry Law Avenue.**  
Planning Staff recommend approval of the extension.

**b. Extension of approval for Addison Place, located on Whittier Street.**  
Planning Staff recommend approval of the extension

**c. 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)**

Complete plans and additional material on the project are included in your packet. This material was received by the Department on October 2, 1996. The Planning Department and Engineering Department have not had an opportunity to review the material as of the writing of this memo. Staff recommend discussion of the plans on the night of the meeting.

**d. 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)**

The applicant has requested this proposal remain on the table until road and wetland issues can be addressed.

**e. 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)**

Planning staff recommend approval with the following conditions:

1. No fill or fence to be placed in areas of 20% slope.
2. Allow future 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. Owners' signatures on the plan

**f. 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)**

Planning staff recommend approval with the following conditions:

1. Allow future City access to the tower.
2. Ensure the right of access by other vendors per industry standards as set forth in the Federal Register.
3. Provide copies of easements and agreements to the City.
4. Owners' signatures on the plan.