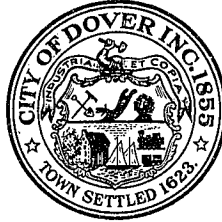


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: October 18, 1996

RE: *Staff recommendations for agenda items for the October 22, 1996 Planning Board Meeting*

ITEM #2: Application for a site review of land for Prime Circle, LLC, (Boston Market Restaurant) Assessor's Map D, Lot 2A, zoned B-3, located at 1 Plaza Drive.

Planning staff recommend approval with the following conditions:

1. Add the owner's signature to the site plan.
2. Provide signed agreements from the City and the NH Department of Transportation with regard to the paved parking and aisleways located on the Old Rochester Road and state limited access rights-of-way.

ITEM #3: Application for a lot line adjustment of land for Richard & Bertha Lord, William Simons and Joanne Resnick, Assessor's Map I, Lots 3A & 69C, zoned RM-12, located on Mast Road Extension.

Planning staff recommend approval with the following condition:

1. Add the owners' signatures to the plat.

ITEM #4: Old Business

- a. **Discussion and possible vote on a site review of land for Charles Kageleiry, Woodland Crossing, located on Fourth/Fifth Street. (26 Units)**

Planning Department staff recommend discussion of the plans on the night of the meeting. Outstanding issues for discussion include the following:

1. A proposed fair share cost allocation for the impact of the development to Fourth Street has been prepared and will be presented to you the night of the meeting.
2. Add a note to the plan indicating that the existing chain link fence shall be repaired and extended.
3. Add the owner's signatures to the plan and plat.
4. All Federal and State regulations and requirements be met.

b. Discussion and possible vote on a site review of land for Sprint Spectrum, located off Parsons Lane. (communications tower)

The applicant has requested this proposal be withdrawn until wetland issues can be addressed. The applicant is planning on going before the Conservation Commission with a revised plan and intends on coming before the Planning Board again in November .

c. Discussion and possible vote on a site review of land for Sprint Spectrum, located off Abbey Sawyer Memorial Drive (Garrison Hill). (communications tower)

Based on the memo provided by City Attorney Wattendorf, planning staff recommend withdrawing the application.