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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: November 8, 1996

RE: *Staff recommendations for agenda items for the November 12, 1996 Planning Board Meeting*

ITEM #2: Application for a conditional use of land for Pickering Marine Corp. (Owner Patricia Bailly), Assessor's Map L, Lot 95-1K, zoned R-20, located at 11 Landing Way.

Planning staff recommend approval with the following conditions:

1. The applicant adhere to both the project specific and general conditions contained in NH Wetlands and Non-site Specific Permit #96-00579.

ITEM #3: Application for a lot line adjustment of land for Jeremy Towle and Mary Bickford, Assessor's Map F, Lots 24 & 24A, zoned R-40, located on Columbus Avenue.

Planning staff recommend approval of the lot line adjustment plat.

ITEM #4: Application for a major subdivision of land for C.J.Court Development Corp. (Owner Rudolph Fanaras), Assessor's Map I, Lot 48B, zoned R-12, located on Back River Road. (10 lots)

Planning staff recommend tabling the application and scheduling a site walk. Outstanding concerns for this subdivision application are as follows:

1. Tipdown manhole on Back River Road.
2. Drop water line under the sewer line.
3. A waiver for the curb radii at the entrance may be required.
4. Cross sections for water.
5. There may be safety issues with the intersection of Garrison Road, Back River, and the proposed road. Staff are reviewing possible off-site improvements.
6. The City Engineer has requested that the applicant loop the water line into the Mathes Hill subdivision. A waiver for main size may be required.
7. The existing shed should be relocated.

8. The City Engineer may have additional outstanding concerns available the night of the meeting.

ITEM #5: Application for a minor subdivision of land for Dover Industrial Development Authority, Assessor's Map D, Lot 13, zoned I-4, located on Sixth Street/Venture Drive.

Planning staff recommend approval with the following conditions:

1. Add the owner's signature to the site plan.

ITEM #6: Application for a site review of land for Opechee Construction Mgt. Corp. (Owner City of Dover), Assessor's Map D, Lot 13, zoned I-4, located on Sixth Street.

Planning staff recommend approval with the following conditions:

1. Add the owner's signature to the site plan.
2. Correct the lot lines, setback lines, and area call-outs on sheet 1, existing conditions plan.
3. Add exterior wall-mounted lights to all sides of the building on the site plan.
4. Show seed, lime and fertilizer rates on the plan.
5. A waiver is required for the lack of the 30 ft. radius at one corner of the intersection with Sixth Street.
6. A special exception is required for the height of the silo.
7. The plan must meet with the protective covenant requirements of the DEDC.
8. A conservation easement be placed on all wetland areas of the lot.
9. The drainage shall be redesigned so that water does not flow directly into wetland areas without treatment.
10. The Phase II design of the proposed road must be revised so that there is no wetland impact. This may necessitate a lot line adjustment.
11. The Engineering Division requires drain calculations for the sizing of the 24" cross-culvert.
12. Show the 15 ft. utility easement on the site plan.

ITEM #7: Application for a major subdivision of land for Smithfield Construction Co., Inc., (Owners Francis & Valerie Chenevert/ Claire Sheridan), Assessor's Map M, Lots 102 & 105, zoned R-40, located on Back/Middle Roads. (8 lots)

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

1. Add the owners' signatures to the plat.
2. Correct the setback lines where they run through wetland areas on the plat.
3. Provide the Planning Department with the NH subdivision approval number.
4. Add a name to the private drive on the plat.
5. Provide homeowners association and maintenance documents to the Planning Department.

ITEM #8: Application for a major subdivision of land for John H. Farrell, (Owner John E. Maclatchy), Assessor's map L, Lot 40, zoned R-20, located at 245 Dover Point Road. (22 lots)

Planning staff recommend tabling the application and scheduling a site walk. Outstanding concerns for this subdivision application are as follows:

1. A waiver is required for the 7% slope of the proposed road. (max. 6%)
2. Add a note to the plat that all mail boxes shall be on the side opposite the sidewalk only.
3. A waiver is required for an 8" water line instead of the 12" main required by the regulations.
4. Provide the Planning Department with the NH Dredge and Fill permit when obtained.
5. Show a drainage easement on lot 23 on the plat.
6. Correct the notes to reflect a note 9 and a note 10.
7. The City Engineer may have additional outstanding concerns available the night of the meeting.

ITEM #9: 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 keeping the application on the table. We have not received the Fire Analysis Report as of the writing of the memo.

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

Planning staff recommend approval of the site plan with the following conditions of approval:

1. Add the owner's signature to the plat.
2. Provide copies of easements to the Planning Department.
3. Add a cross-culvert pipe to the section of the driveway that is being filled.
4. Construct Parsons Lane to City standards or submit the required bond for the construction of the street.
5. Add required site plan notes 8, 11, 14, and 21 from the Site Plan Note List to the site plan.
6. Reserve future City access for the placement of communication equipment to the tower.
7. The plan must address and ensure access by other vendors, i.e. co-location (per industry standards as set forth in the Federal Register).
8. The coordinates need to be tied into North American Datum 1927 in digital form.