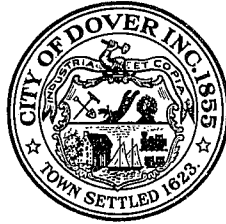


STEVEN J. STANCEL
Director



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: November 22, 1996

RE: *Staff recommendations for agenda items for the November 26, 1996 Planning Board Meeting*

ITEM #2: Application for a minor subdivision of land for Nancy Towle, Assessor's Map F, Lot 11, zoned R-40, located on Tolend Road. (3 lots)

Planning staff recommend tabling the minor subdivision application after the public hearing is opened. The following are outstanding concerns:

1. Submit test pit logs to the Planning Department.
2. Add the City GIS coordinates to the plat.
3. Add a construction detail for the private drive to the plat.
4. Show culverts on the drive through the wetland areas on the plat.
5. Correct the building setback lines where they pass through wetland areas on the plat.
6. Correct the lot lines to be abandoned and added on lots 11A, 11B, and 11C.
7. The plan needs to be reviewed by the Conservation Commission. The application requires a conditional use permit from the Planning Board.
8. Add a note to the plat stating that all wetland areas shown are hydric B type soils.
9. Obtain and submit the NH Wetlands Board permit to the Planning Department.

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 minor subdivision of land for Roger Rivers Living Trust, Assessor's Map 6, Lot 21, zoned B-2, located on Central Avenue. (3 lots)

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

1. Add a reference to the rear setback and lot coverage requirement variance from the Zoning Board of Adjustment onto the plat.
2. Add the owner's signature to the plat.
3. Add the cross easements onto the plat and provide copies of same to the Planning Department.

ITEM #5: Application for a minor lot line adjustment of land for Lawrence R. Raiche, (Owners Norman J. Raiche and Peter D. Sullivan), Assessor's Map 29, Lots 1 & 2, zoned O & R-12, located at 680 Central Avenue and 81 Mount Vernon Street.

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

1. Add the owners' signatures to the plat.
2. Correct the abutter's list on the plat to reflect the list submitted with the application.
3. Add a reference to ZBA case Z 94-21 to the plat with an explanation of the approved variance.
4. Submit copies of the executed access, drainage, and sewer easements to the Planning Department.

ITEM #6: 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 are currently reviewing the Fire Analysis Report submitted on Friday at this memo writing. Recommendations will be given the night of the meeting. Outstanding issues include:

1. The proposed fair share cost allocation for the impact of the development to Fourth Street has been set at \$33,300.00 or \$1,280.77 per unit for 26 residential units.
2. Add a note to the plan indicating that the existing chain link fence shall be repaired and extended to the end of the western property line. If the abutter does not allow this, a new fence on the applicant's property shall be constructed.
3. Add the owner's signatures to the plan and plat.
4. All Federal and State regulations and requirements be met prior to the issuance of a building permit.
5. Remove the northern-most speed bump, and move the speed bump in front of the building to the north approximately 70 ft.
6. Extend the site plan to the end of the property line showing the walking trail.
7. Depict a future access easement on the plat and site plan over the gravel walking trail. Said easement shall be provided to the City at no cost upon request. Maintenance of the walking trail shall continue to be the responsibility of the property owner.

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

1. A waiver for the curb radii at the entrance is required.
2. There are safety issues with the intersection of Garrison Road, Back River, and the proposed road. An off-site improvement contribution from the applicant in the amount of \$_____ will be recommended the night of the meeting in order to fund a portion of the required off-site safety improvements..
3. The City Engineer has requested that the applicant loop the water line into the Mathes Hill subdivision. A waiver for main size is be required.
4. The existing shed should be relocated.
5. Address the City Engineer's comments as outlined in the November 22, 1996 memo in your packets.
6. The Building Inspector is recommending the name of the proposed street be changed from Courtney Way. Refer to the November 18, 1996 memo included in your packets for more information on this request.
7. Any other items as determined by the site walk of 11/23/96.

c. Discussion and possible vote on a major subdivision of land for John Farrell, Owner John E. Maclatchy, (Apple Crest) located on Dover Point Road. (22 lots)

Barring the Planning Board wanting to make any major changes to the subdivision, planning staff recommend approval of the application with the following conditions:

1. A waiver is required for the 7% slope of the proposed road. (max. 6%)
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. Address the outstanding engineering concerns the City Engineer may have. They will be available the night of the meeting.
8. Any other items as determined by the site walk of 11/23/96.