



## City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MEMORANDUM

TO: Planning Board

FROM: Planning Staff

DATE: December 6, 1996

RE: *Staff recommendations for agenda items for the December 10, 1996 Planning Board Meeting*

**ITEM #2: Application for a minor lot line adjustment for Dennis & Deborah Towle and Douglas & Katherine Deame, Assessor's Map I, Lots 54B & 54C, zoned RM-12, located on Back River Road.**

Planning staff recommend approval of the application.

**ITEM #3: Application for a site plan of land for Robert E. Sherwood, Assessor's Map H, Lot 32A-1, zoned B-4, located on NH Rte. 155, Knox Marsh Road.**

Planning staff recommend approving the site plan subject to the following conditions:

1. Add the owner's signature to the plan.
2. Obtain and provide the Planning Department with the NH Wetlands permit.
3. A conditional use permit is required from the Planning Board.

**ITEM #4: Old Business**

**a. Discussion and possible vote on minor subdivision (three lots) for Nancy Towle, located on Tolend Road.**

Planning staff recommend approving the minor subdivision application subject to the following conditions:

1. Add the City GIS coordinates to the plat.
2. The plan will be reviewed by the Conservation Commission on Monday, December 9th. Their recommendation will be available for your review the night of the meeting. The application requires a conditional use permit from the Planning Board.
3. Obtain and submit the NH Wetlands Board permit to the Planning Department.

**b. Discussion and possible vote on a major subdivision of land for CJ Court Development Corp. (Courtney's Way) located on Back River Road. (11 lots)**

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

1. Add the owner's signature to the plan.
2. A waiver for the curb radii at the entrance is required.
3. 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 \$5,000.00 is recommended in order to fund a portion of the required off-site safety improvements.
4. The City Engineer has requested that the applicant loop the water line into the Mathes Hill subdivision. A waiver for main size is required. If the Board does not require looping the water main at this time, the City Engineer is requesting that a 30 ft. wide utility easement be granted where the looped main would be for future consideration of the improvement.
5. The existing shed should be relocated.
6. The Building Inspector is recommending the name of the proposed street be changed from Courtney Way.
7. Submit the additional subdivision fee for the eleventh lot. The application originally was for ten lots.

**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)**

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%)
2. Add the owner's signature to the plat.
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. Provide a plan and detail of the retaining wall and guard rail on the plans.
6. Adequate screening between the existing two houses on Roberta Drive and the proposed Lillian's Lane be established to the satisfaction of the Planning Department.
7. Provide the State of NH access permit to the Planning Department.

**ITEM #5: New Business**

**a. Presentation of the City's Capital Improvements Program (CIP).**

Refer to the proposed CIP document that was included in last meeting's packet.