

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	February 19, 2009
SUBJECT:	Staff recommendations for agenda items for the February 24, 2009 Planning Board Meeting

4. CONSENT CALENDAR

RSA 676:4 requires the Planning Board hold a public hearing for the approval of subdivisions of land and site plan approval. Public Hearings are not required for Lot Line Adjustments (as they do not create a lot) or conditional use permits. Staff recommend the creation of a Consent Calendar to approve Minor Lot Line Adjustments and Conditional Use Permit requests that are standalone applications.

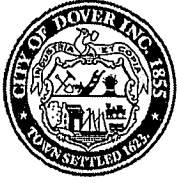
It is recommended that if a Planning Board member wishes to have a public hearing on an item contained within the Consent Calendar, that a motion be made to remove an item from the Calendar. The normal subdivision/site plan approval procedure will then take place.

Please review the separate memo for the two projects contained within the Consent Calendar.

5. NEW BUSINESS

Staff has created a new format for the memo related to applications. Individual memos will be generated per project, and are attached as a cover document to the application itself. The new format takes much of the information contained within the application and summarizes it in the memo for the Board, applicant and other interested parties. This memo will act as both a place for Staff comments and as a fact sheet about the project.

Please review the separate memo for the two projects contained under new business. Additionally, please remember to bring your red binder that contains all of the applications and a staff memo.



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-04

Application Type: Conditional Use
Applicant(s): Greg Porciello, 157 Wednesday Hill Road, Lee NH
Owner(s): Greg Porciello, 157 Wednesday Hill Road, Lee NH
Location: 163 Spur Road, Dover, NH 03820 (Assessors Map L, Lot 43)

INTENT: Reconstruct a non-conforming single family home within the Conservation District.

LOTS/UNITS PROPOSED: 1

YIELD PLAN LOTS: 0

AGENDA ITEM #: 4A

ACREAGE: .23 acres

ZONING DISTRICT: R-20 Low density residential

EXISTING LAND USE: Single Family residential, with a dock and shed

PROPOSED LAND USE Single Family residential with a dock

SURROUNDING LAND USE: Single Family residential

ZONING HISTORY: Zoned R-20 in 1979

ZBA ACTION: N/A

ATTACHMENTS: None

PERMITS REQUIRED: Conditional Use

WAIVERS REQUESTED: None

The applicant has submitted a set of plans for review. The applicant wishes to redevelopment of a structure within the Conservation District. The result is a net reduction in impervious surface, and a reduction of structures within the District. The impact to the Conservation District is 1487 sf of temporarily impact and 133 sf of permanent impact.

The applicant appeared before the Conservation Commission on January 5, 2009 and February 2, 2009. The Conservation Commission voted to endorse the application (See enclosed e-mail from Tom Fargo). The Planning Department recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a NH Wetlands Bureau Permit and provide a copy to the Planning Department.
2. The applicant shall follow a sediment erosion and runoff control plan consistent with the requirements of Chapter 170-27 C(2)(a). Said plan shall address proper management of soil excavated during construction of the replacement foundation for the house.
3. The applicant shall complete the landscaping plan that includes the addition of several trees, numerous shrubs, and non-lawn elements.
4. The applicant shall not change the existing use of the shed over water, that use presently being a storage shed. The applicant shall not store within this shed regulated substances (petroleum, chemicals, paints, solvents, pesticides, etc) that might result in water pollution in the event of a spill.



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-05

Application Type: Conditional Use
Applicant(s): Alex Nossiff, 23 Cote Drive, Dover, NH 03820
Owner(s): Alex Nossiff, 23 Cote Drive, Dover, NH 03820
Location: 23 Cote Drive, Dover, NH 03820 (Assessors Map L, Lot 58P)

INTENT: Stabilize shore land erosion.

LOTS/UNITS PROPOSED: 0

YIELD PLAN LOTS: 0

AGENDA ITEM #: 4B

ACREAGE: .2 acres

ZONING DISTRICT: R-20 Low density residential

EXISTING LAND USE: Single Family residential

PROPOSED LAND USE: Single Family residential

SURROUNDING LAND USE: Single Family residential

ZONING HISTORY: Zoned R-20 in 1979

ZBA ACTION: N/A

ATTACHMENTS: None

PERMITS REQUIRED:
Conditional Use

WAIVERS REQUESTED:
None

The applicant has submitted a set of plans for review. The applicant wishes to temporarily disturb 998 square feet of upland tidal buffer zone to fill sink holes in yard and provide soil stabilization through a combination of manufactured products and native vegetation.

The applicant appeared before the Conservation Commission on March 3, 2008 and February 2, 2009. The applicant received NHDES Wetland Permit # 2008-00286 on April 24, 2008. The Conservation Commission voted to endorse the application with no conditions (See enclosed e-mail from Tom Fargo). The Planning Department recommends approval of the Conditional Use Permit.



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-02

Application Type: Site Plan
Applicant(s): International Cars, LTD 5 Dover Point Road, Dover, NH 03820
Owner(s): Holgate Limited Partnership, 163 Central Avenue, Dover NH 03820
Location: 125 Stark Avenue (Assessors Map K, Lot 40A)

INTENT: Remove an existing commercial building and replace with a parking lot for car sales

The applicant has submitted a set of plans for review. The applicant wishes to demolish the existing commercial structure and install pavement to expand the new car sales display area.

LOTS/UNITS PROPOSED: 0

The applicant appeared before the Technical Review Committee on January 29, 2009 (see enclosed TRC notes). The applicant has submitted plans revised to address the TRC comments. The City Engineer has reviewed the revised site plan and finds that they have met all of his comments.

YIELD PLAN LOTS: 0

AGENDA ITEM #: 5A

The Planning Department recommends approval of the site plan with the following condition:

ACREAGE: .62 acres

ZONING DISTRICT: B-3 Thoroughfare Business

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plan.
2. The applicant shall have the Stormwater Management Maintenance and Inspection Plan reviewed by the City's Environmental Project's Manager.

EXISTING LAND USE: Retail/Eating and Drinking Establishment

PROPOSED LAND USE: expanded parking for new car sales

SURROUNDING LAND USE: Single Family residential, various non-residential

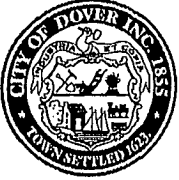
ZONING HISTORY: Zoned B-3 in 1979

ZBA ACTION: N/A

ATTACHMENTS: Site plan

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
None



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-03

Application Type: Major Subdivision and Conditional Use
Applicant(s): Scott Coughlin, 10 Hidden Valley Drive, Dover, NH 03820
Owner(s): Scott Coughlin, 10 Hidden Valley Drive, Dover, NH 03820
Location: 10 Hidden Valley Drive, (Assessors Map I, Lot 94C & 127A)

INTENT: A major subdivision of land and conditional use permit.

LOTS/UNITS PROPOSED: 10

YIELD PLAN LOTS: 25

AGENDA ITEM #: 5B

ACREAGE: 55 acres

ZONING DISTRICT: R-40 Rural residential

EXISTING LAND USE: Single Family House and horse farm

PROPOSED LAND USE: 12 single family homes with a horse farm

SURROUNDING LAND USE: Single Family residential

ZONING HISTORY: Zoned R-40 in 1979

ZBA ACTION: Variance granted in 1987 to allow for the creation of a lot without frontage on a public ROW.

ATTACHMENTS: Subdivision plan

PERMITS REQUIRED:
Conditional Use for wetlands crossing

WAIVERS REQUESTED:
Gravel driveway to be upgraded in lieu of pavement.

The applicant has submitted a set of plans for review. The applicant wishes to subdivide a parcel located on Hidden Valley Drive, which is located between Back River Road and Rabbit Road off Piscataqua Rd. The subject parcel currently has one house and a horse farm located on it, and was the parent parcel for the surrounding residential homes, which were subdivided off during the 1970s.

The applicant appeared before the Technical Review Committee on January 29, 2009 (see enclosed TRC notes). The applicant appeared before the Conservation Commission on December 1, 2008 and February 2, 2009. The Planning Department recommends that the Planning Board accept the application, open the public hearing and recess the hearing so that a site walk can be scheduled.