

Dover Planning Board

Dover City Hall, 288 Central Ave.

Dover, NH 03820

Dear Members of the Dover Planning Board,

I am writing to express my concerns regarding the proposed development project at 210 Tolend Road, which abuts my property at 112 Emerald Lane in Dover, NH. As a resident and abutter to this proposed development, I am deeply invested in ensuring that any changes to our neighborhood are thoughtfully considered and align with the best interests of our residents.

First and foremost, I appreciate the opportunity to provide feedback on this project as well as the Planning Board's dedication to preserving the quality of life in Dover. However, I must express my serious reservations about the recent proposal to waive the R-40 Zoning restrictions and replace the initially proposed 21 single family residences with 53 condo-style units.

My concerns with this proposed change are multifaceted and have been amplified by the introduction of a private road that would be constructed directly across from my residence. Specifically, I am concerned about:

Traffic Congestion and Safety: The addition of 53 condo units (plus several basement accessory dwelling units) will undoubtedly lead to increased traffic on our roads. Furthermore, the construction of a new connecting road directly across from my home and adjacent to our neighborhood playground raises serious safety concerns. This beloved community amenity could become less accessible and enjoyable for our residents due to safety concerns and disturbances caused by the heightened traffic volume.

The new road would also introduce the issue of car headlights shining directly into the front of our home. This not only poses a significant risk to the safety of my 3-year-old and new-born daughters but could also diminish the overall quality of life in our neighborhood.

Impact on Neighborhood Aesthetics: The introduction of a large-scale condo development could fundamentally alter the character and appeal of our neighborhood, detracting from the charm and appeal that drew residents here in the first place.

The construction of a new road, particularly one that necessitates significant tree removal, will dramatically alter the aesthetic of our neighborhood. When we purchased our home, we were told that the land across from us was conservation land. We never imagined that it would be transformed into a new road, fundamentally changing the character of our front yard, and diminishing the natural beauty of our surroundings.

Potential Decrease in Property Values: There is a legitimate concern among current homeowners that the presence of a high-density condo development in close proximity to our neighborhood would lead to a decrease in property values. This would negatively impact our financial well-being as well as the long-term investment in our homes.

While I understand the need for responsible development and growth within the city of Dover, I believe it is imperative that any proposed changes are thoroughly vetted and consider the concerns of existing residents. With this in mind, I respectfully urge the Planning Board to reject the current proposal or, alternatively, to request revisions from the developer that address the aforementioned concerns.

I propose that the Planning Board explore alternative solutions that minimize the impact on existing residents and preserve the character and integrity of our neighborhood. This might include reconsidering the layout of the development to minimize the need for a new connecting road, preserving green space, and implementing measures to mitigate the impact of increased traffic on local amenities.

In closing, I want to express my sincere appreciation for the Planning Board's attention to this matter and for considering the input of myself and other concerned residents. I am hopeful that together, we can work towards a solution that benefits all stakeholders and maintains the safety, beauty, and livability of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Stephen Kefalas