

May 28 2024

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Dear Planning Board Members,

First, our apologies for missing the meeting in person. Unfortunately, we had family commitments we could not otherwise reschedule.

The purpose of this letter is to note some areas of concern, and to ask the Planning Board to require some reasonable and appropriate actions. While we are not against any property owner rightfully developing their property within the bounds of the specific zoning regulations, it is our expectation that the Planning Board address issues that substantially change the character of surrounding property and neighborhoods.

Of pertinent point, the proposed development is located within the city's R-40 Development Zone. Based on the current Zoning guidelines, approximately 21 single family homes/ property units would be allowed within the parcel of land proposed for development. The last plans available for public review, included plans for 53 condo style units, which would include, but not be limited to accessory dwelling units/ rental properties. The total number of dwelling units is more than triple the amount set forth in the R-40 zoning regulations. This does not include the areas reserved for future development on the property. By effectively waiving the R-40 Zoning regulations now, or at the very least knowingly accepting a "loophole" that allows far more dwelling units than zoned, a precedent is set that cannot be reversed. It has broad reaching impact to not only the immediate neighbors of the planned development, but also the city residents as a whole. How can residents, current and future be confident in a property purchase where there is so much ambiguity and as needed adjustments to the zoning regulations?

The plans provided to abutters details a road that connects Tolend Road to the Indian Ridge portion of Emerald Lane. The proposed road will bridge several parcels of wetland, and upon its completion, will connect Littleworth Road, and Tolend road via three R-40 residential neighborhoods.

Of initial concern, when considering the completed project, is the increased traffic flow through the existing R-40 neighborhoods. It is unclear why the 210 Tolend Road neighborhood needs to connect at all. Both Ezras Way, and Emerald Lane have access from Littleworth road with no outlets, as does the adjacent neighborhood of Westwood Circle. As properly designed

neighborhoods, there are no issues with city or private vehicles, nor are there any issues with access for emergency vehicles. This would seem to hold true for 210 Tolend Road. Could the Planning Board please consider if this “through access” is really necessary.

Within the context of the increased traffic, there is a legitimate concern about the construction phase of the project as well. All residents, not just the property abutters, have the right to quiet enjoyment of their Dover properties. Given the scope of the 210 Tolend Road project, the land development and construction phase will last for years. It is not reasonable to ask the property owners of the Emerald Lane and Indian Ridge neighborhoods to endure years of increased construction traffic from site developers contractors, construction vehicles, delivery vehicles, etc., when the 210 Tolend Road project will have access from Tolend Road. With respect to our Tolend Road neighbors, the road is already heavily trafficked with light vehicles accessing both Rt. 125 and Downtown on its respective ends. It is also used by Waste Management to access its massive facility. Given the existing volume of traffic already on Tolend Road, and the comparatively limited amount of traffic in and out of the Emerald Lane and Indian Ridge Neighborhoods, it is reasonable and of minimal impact and/or expense to require all construction traffic to access the project from the Tolend Road side. Perhaps consideration may be given to adding gated “through access” for emergency vehicles only. This would eliminate both construction traffic and future public traffic from using the R-40 neighborhoods as a cut through to access Littleworth Road and Tolend Road on its respective ends. Perhaps a detailed assessment of the Traffic Study completed as part of the Indian Ridge Development compared to the actual traffic on Emerald Lane after completion would offer some greater insight as to the true impact of adding an additional 70+ dwelling units. Consideration should be given to morning and evening school bus drop off and pick up locations on Emerald Lane, as well as the potential of increased traffic in the neighborhoods as a result of vehicles accessing Rt 9/ Littleworth road as a cut through.

In the interest of the future residents of the 210 Tolend Road project, the Planning Board may take inspiration from the Ezras Way and Emerald Lane traffic features. During the initial construction phase, there is little added expense to add features such as stop signs, speed bumps and traffic circles to slow the pace of traffic, provide opportunities for decorative landscaping, signage and to block direct sightlines into properties, while adding a classy and upscale appearance to an otherwise straight and no doubt, speedy access road. While this would not impact the Emerald Lane neighborhoods, I can personally speak to the success and benefits of such traffic measures.

While it does not directly impact us as abutters, one questions why the future residents would be burdened with the costs to maintain a very long road that contains two bridges over wetlands, required environmental standards, winter maintenance, etc. Further, and more directly impactful to downstream abutters, is the concern over the increased stormwater runoff. One need only

walk the Ezras' Green Community Trail to see the impact of the increased water from Indian Ridge, and its impact on the environment.

Of additional concern is the impact of such a sizable neighborhood on the schools, city water and sewer, emergency services, and the list could continue.

Thank you for entertaining my lengthy letter. It is clear that I share my neighbors' concerns with the proposed development as it exists at this time. Given the exceptional growth of our beloved city, this project rings of too much, too fast. It begs the question, who sticks up for the current residents of the city, and the interests they (we) bought. We are not against the development of the property, but at this time, in its current form, we would request emphatically that the Planning Board vote "NO" to the current plans and address many areas of concern before accepting and allowing the project to proceed.

Respectfully Submitted,

Andrew and Michelinne Dorais