

LOTA-2024-0014

From: cynthia michaud <2c.michaud@gmail.com>
Sent: Tuesday, December 10, 2024 10:20 AM
To: City of Dover - Planning <Dover-Planning@doover.nh.gov>
Subject: 120 Garrison Rd and 20 Seaborne Dr. lot line adjustment

Security Notice: External sender. Use caution with hyperlinks or attachments.

I am unable to attend tonight's meeting. I received an abutter notice regarding the consideration of a Lot Line Adjustment for Northern Survey LLC - Gasses Farm Revocable Trust and Portsmouth Christian Academy.

I would like to know the proposed use of the land as the notice's description of "Residential, School" does not provide detail as to what they are hoping to build on that piece of their property. I may oppose this adjustment depending on the proposed use.

Thank you for providing more information,

--

Cynthia Michaud
65 Bellamy Woods

"What wisdom can you find that is greater than kindness?"

WAIV-2024-0021

Citizens Petition for a Zoning Amendment to Rezone a Portion of Map K, on Middle Road from R-40 to IT

Good evening. My name is Doug Walsh. I live at 12 Teresa Drive in Preston Place, an over fifty-five age single-family home development. I have been a resident at this address for the past 10+ years. I am the current president of the Preston Place Unit Owners Association, and I am speaking to you today on behalf of the Association's Board of Directors.

Preston Place is an abutter to the eighteen acres under consideration for rezoning. Of the three abutters that include Thornwood Commons and Meadowood, we are the smallest, but potentially the most impacted by the development of this land based on the proximity of all our homes to it.

We recognize that the owner of this land has every right to try to develop it, assuming the plans meet the requirements set forth for both zoning and permitting. However, we feel strongly that any development must be compatible with the existing uses of the abutters.

We understand that in 2003, this parcel along with the land now occupied by Preston Place and Thornwood Commons, were zoned as "Executive Technology Park" or ETP and that this category was later changed to "Innovative Technology" or IT. Preston Place and Thornwood Commons were both subsequently developed in an IT zone, but the choice was made to build single-family homes only on these lands irrespective of the IT zoning classification. The third abutter, Meadowood, was developed under the Rural Residential R-40 zoning designation and consists of single-family homes only.

We appreciate that Pointe Place, also developed in an IT zone, has many positive attributes. However, we do not feel that the commercial aspects of this type of development concept have any place on 18-acres surrounded entirely by single-family homes on three sides and Middle Road on the fourth. And certainly, most, if not all other categories under IT do not belong here, such as manufacturing, laboratories, and warehousing to name a few. Dover Point road is the primary access to Pointe Place. Middle Road is a narrow country road and not the high-capacity thoroughfare that Dover Point Road is. Traffic between Dover Point Road and Middle Road has already substantially increased with the Pointe Place development and the intersections with Middle Road and Dover Point Road have also been significantly impacted.

Thus, in our Board's opinion, it would now be inconsistent and unnecessary to rezone this land IT given what already surrounds it. This is also the case since its current R-40 designation does not prevent allowed uses that could possibly be compatible with the existing abutters. No matter what zoning classification is decided upon, we need a clear understanding of what may eventually be proposed for development on this open space land located in a rural environment.

RESPECTFULLY SUBMITTED,
D. Walsh

-----Original Message-----

From: kathleen holland <kathydutch2003@yahoo.com>

Sent: Tuesday, December 10, 2024 1:38 PM

To: City of Dover - Planning <Dover-Planning@doover.nh.gov>

Subject: Zoning change Map K, lot 6 Middle Road (WAIV-2024-0021)

Security Notice: External sender. Use caution with hyperlinks or attachments.

We are opposed to the zoning change for Middle Road.

Michael & Kathy Holland,

6 Saint Andrews Circle.

Sent from my iPhone

-----Original Message-----

From: Wendell Smith <skipandsue@msn.com>

Sent: Tuesday, December 10, 2024 11:34 AM

To: City of Dover - Planning <Dover-Planning@doover.nh.gov>

Subject: Agenda Item 4-K: Request to Rezone ~18 Acres 105 Middle Road

Security Notice: External sender. Use caution with hyperlinks or attachments.

I am unable to attend tonight's meeting as I'm out of State. We are residents of Dover on 16 St. Andrews Circle. Our neighborhood (Meadowood) abuts this property along with Thornwood.

The owner is requesting to rezone a "portion" from R-40 To IT (Innovative Technology) District. If approved this would allow building(s) up to 55' high, restaurants, manufacturing facilities, laboratories, warehousing, etc., right between those communities on Middle Road. Please deny this request.

Thank you.

Wendell Smith

603-767-7211

Sent from my iPad

From: Frances Chickering <fmchickering@gmail.com>
Sent: Monday, December 9, 2024 4:43 PM
To: City of Dover - Planning <Dover-Planning@doover.nh.gov>
Subject: Planning Board agenda 12.10.24 4G & K

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hello.

Re: K

I am a 40+ yr resident of Middle Road; I didnt quite see dinosaurs roam the earth but did see horse farm where Hubbard St is!

I write in support of keeping our dear Middle Road zoned as residential. Pointe Place is nice where it is but such mixed use zoning as IT is not appropriate for Middle Road. Please do not allow it. Protect our road.

Re: 4G

Please do not allow the purchase of 4 additional units through the Transfer of Development Rights at 103 Court Street. The 30' buffer is violated in this proposal.

Thank you for considering this.

Also thanks to Erin for her kind assistance.

Fran Chickering
32 Middle Road

From: Linda Derby <zxderby@yahoo.com>
Sent: Tuesday, December 10, 2024 12:57 PM
To: City of Dover - Planning <Dover-Planning@doover.nh.gov>
Subject: Middle Rd rezoning from Residential to Innovative Technology

Security Notice: External sender. Use caution with hyperlinks or attachments.

To: Planning Board

From: David and Linda Derby, abutters at 50 Augusta Way

We wish to go on record as opposing the zone change from residential to Innovative Technology on the Middle Rd. property.

This zone change could potentially harm the semi-rural character of this area and bring the commercial influence into our neighborhood. There is no need for additional commercial development here, when the downtown area is less than one mile away and there are other commercial developments on Dover Pt. Rd., also less than a mile away. Middle Rd. was not designed to handle the amount of vehicle traffic it does now, let alone additional traffic that would be caused by commercial development.

We urge you to NOT change the zoning on Middle Rd. Leave it as residentially zoned.

TRAN-2024-0015

From: Kellen Millard Bunker <kcm148@gmail.com>
Sent: Friday, December 6, 2024 9:41 AM
To: Planning Board - All <PlanningBoard-All@dover.nh.gov>
Subject: 566 6th Street

Security Notice: External sender. Use caution with hyperlinks or attachments.

To the Board -

My name is Karen Millard Bunker and I live at 6 Back Road in Dover.

The new plans at 566 6th Street that have been submitted should not be approved. Just as I shared back in October, I moved here because of the open lands and natural resources. To see that the applicant has submitted nearly identical plans, that would allow them to achieve the same plans you denied in October and no safeguards in place for future changes is alarming. They have showcased clear intentions to keep building until they achieve their original plan and they should be denied once again.

This, coupled with the applicant's blatant violation of the 30 foot no cut buffer and their willingness to sue the city that they work for and the board that they sit on just because they didnt like the initial decision is appalling.

I respectfully ask that you please deny this request, and protect the rural character of R-40 just as this board correctly did back in October.

Sincere regards,

--

Kellen Millard Bunker
mobile: (617) 504-9514
