

Benton, Donna

From: Anthony McManus <mcaidan73@gmail.com>
Sent: Monday, March 10, 2025 11:32 AM
To: Benton, Donna
Subject: Planning Board meeting on the 11th

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I have some comments that I hope you will share with the Board regarding the application to extend the approval for the development on Chestnut St.

I believe it's the second request for this property, and to me it would raise the question of whether or not this developer is the best choice. The fact that he has not been able to get proper financing going on to two years might be a message that should not be ignored.

I would ask you to keep in mind what we're dealing with in the downtown: a large empty cellar hole on Third St; a deserted Fish Shanty on the Upper Square for...what, going on three years; a pretty much abandoned Ear Craft building right in the middle of town; a similar abandoned structure at Burger King. This is not making the city look all that great, and it just seems that we are at the mercy of the owner/developer as to when something...if anything...happens. Not good from a planning standpoint.

The city should have learned something, I think, from the dealings with Dickinson on the waterfront. I know there were industry-wide problems back then, but even so the project was delayed and delayed while he promised to come up with the funds.

So the project on Chestnut St. sits idle. They want another year. Are there no strings that could be attached, even assuming the Board decides to approve an extension? My frequent comment—is this “planning” or “reacting”?

You may want to rethink Dover's approach to some of these situations.

Thank you.

Sent from my iPad

Benton, Donna

From: Warren Kadden <warrenkadden@portsidereg.com>
Sent: Saturday, March 8, 2025 6:17 AM
To: Planning Board - All; Crouser, Paul; Benton, Donna
Subject: Grapevine Drive Project Concerns

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Good Morning All,

I have lived at 173 Mast Road for the past 14 years. I not only take pride in my home, but in the City of Dover as well. I have been following the proposed development on Grapevine Drive for several years. I have also been in contact with Paul Crouser in the Planning Department.

From my perspective it appears that there is global confusion regarding the parcel of land on Grapevine Drive. The original intent presented to the City of Dover has changed multiple times. Original drawings of the parcel show a restaurant **without** drive through service.

The zoning of this area changed somewhere between 2019 - 2021, as in 2018 the Grapevine area was still zoned B-4 (**no drive in service**) and in 2022 it was zoned Commercial. How and why did this occur?

Other concerns I have are in regard to my initial review of the application (two of many): This specific project will absolutely have a negative effect on property values, and also produce a foul odor 24 hours a day. If necessary I can cite research studies showing detrimental effects of fast food restaurants in neighborhoods.

Just addressing the singular concern of property value, how can the City allow this?

I am fully in support of residential/commercial development **IF** it has a positive impact on the City and its residents. **In 2024 Dover Police Department responded to the McDonalds on Central Avenue 119 times. Once every 3 days!**

All facts indicate this project would be a detriment to the South End of Dover.

I was hoping to set up a meeting this upcoming week in person to discuss my concerns with the Planning Board. Please let me know what times/days work. Feel free to call me anytime.

Thank you in advance,
Warren Kadden



Warren Kadden

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