 CITY OF DOVER	MASTER PLAN LAND USE ANALYSIS CHAPTER STEERING COMMITTEE - MINUTES Meeting Type: Regular Meeting Meeting Location: First Floor Conference Room, City Hall 288 Central Ave Dover NH Meeting Date: Monday, January 27, 2025 Meeting Time: 6:00 pm
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Members Present: Councilor April Richer, Steve Brown, Anna Boudreau, Rick Lundborn, Krysta Gingue

Members Absent (Excused): George DeBoer

Others Present: Steve Whitman (Resilience Planning), Liz Kelly (Resilience Planning), Zak Brohinsky (Resilience Planning)

Staff Present: City Planner Erin Bassegio, Zoning Administrator Paul Crouser, Business Development Coordinator James Burdin

E. Bassegio opened the meeting at 6:00 pm.

1. Welcome and Introductions

a. Vote on Committee Chair and Vice-Chair

E. Bassegio requested nomination for Chair and Vice-Chair, seeing none, this was postponed to the next meeting.

2. Project Scope and Schedule

Liz Kelly, of Resilience Planning, provided an outline of the scope and timeline for the update project.

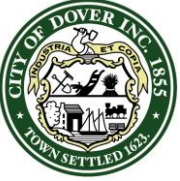
Project tasks will include review and analysis, outreach and engagement, and chapter development. The schedule for each task and subtask was reviewed with the final public hearing and potential adoption projected for Oct. 2025.

L. Kelly also introduced the other project team members from Resilience Planning & Design who will be focused on the analysis of GIS mapping and related documents and information, outreach efforts, and drafting the overall chapter.

3. Overview of 2015 Land Use Analysis Chapter

a. What Goals/Actions were accomplished?

E. Bassegio discussed the goals and actions that were accomplished in the 2015 Land Use Chapter. Nearly 100% of the goals identified in the chapter are completed, ongoing, or in progress. Examples included: implementing a complete streets policy and adopting innovative land use tools to promote housing.

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b. What has changed in Dover since 2015?

E. Bassegio reviewed major changes in the City of Dover since 2015. Some of the changes that were highlighted included the significant increases in cost-per-acre pricing for conservation easements and median sales price for homes in Dover, and regulation changes such as the incorporation of streetscape and architectural standards in certain zoning districts.

R. Lundborn identified major changes such as the closing of Liberty Mutual, the near complete build out of existing industrial parks, and the groundbreaking and beginning of construction at the waterfront.

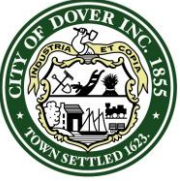
Committee members discussed the housing stock deficit that the state faces in 2025 and the need for diverse housing stock to increase affordability in Dover and how different demographics, like retirees and first-time homebuyers, are in competition for the same housing stock

A. Richer highlighted the additional need for accessible housing within the scope of diverse housing stock. Committee members discussed ways to ensure flexibility in chapter recommendations to accommodate the evolving needs of a growing community, an example given was flexibility provided through form-based code.

c. What new issues have emerged that need attention?

E. Bassegio reviewed emerging issues that have been identified. Examples included the changes in how residents get their information, increased resident concern on Transfer of Development Rights, specific regulation ideas around expanding pedestrian/bicycle access or ensuring appropriate use of open space in development projects.

A. Richer discussed that there is resident discussion around the need for improved “last-mile access” to public transit and general car-less access to Dover and greater region.

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Committee members discussed rising rates of homelessness and potential solutions that can be identified through land use regulations to increase housing attainability and supply.

Committee members discussed the potential for solar arrays and other renewable energy sources in Dover.

d. How should the 2025 Chapter be similar or different?

Members reviewed the audience for the chapter: Land Use Boards, residents, city staff, developers, conservation agencies, etc.

Z. Brohinsky provided an overview of the land use and assessing data that will be analyzed during the update project to establish existing conditions.

4. Discuss 2015 Future Land Use Map

S. Whitman reviewed a future land use map that was created as part of the 2015 Land Use Analysis Chapter and discussed that an updated land use map will be created with Committee assistance.

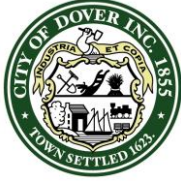
5. Next Steps

a. Review Land Use Audit Document

L. Kelly explained that goals for project outreach and engagement will be determined and there will need to be discussion on outreach types such as education-focused opportunities and Committee Members reviewed potential outreach exercises.

K. Gingue discussed the outreach work that the Committee to Address Community Housing Needs has conducted including visual preference surveys on different types of housing.

L. Kelly explained next steps for the project such as a document review, GIS analysis, and creating an outreach plan.

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6. Next Meetings

a. Meeting 2 – Review of Developable Land Analysis and Audit

Potential next Steering Committee meeting scheduled for March 6 at 6 p.m.

b. Meeting 3 – Review of Natural Resource Inventory, and Conservation and Open Space Chapter

7. Adjourn

The meeting adjourned at 7:30 p.m.