 CITY OF DOVER	<table> <tr> <th colspan="2">MASTER PLAN LAND USE CHAPTER STEERING COMMITTEE - MINUTES</th></tr> <tr> <td>Meeting Type:</td><td>Regular Meeting</td></tr> <tr> <td>Meeting Location:</td><td>Council Conference Room, City Hall 288 Central Ave Dover NH</td></tr> <tr> <td>Meeting Date:</td><td>Thursday, March 6, 2025</td></tr> <tr> <td>Meeting Time:</td><td>6:00 pm</td></tr> </table>	MASTER PLAN LAND USE CHAPTER STEERING COMMITTEE - MINUTES		Meeting Type:	Regular Meeting	Meeting Location:	Council Conference Room, City Hall 288 Central Ave Dover NH	Meeting Date:	Thursday, March 6, 2025	Meeting Time:	6:00 pm
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Members Present: Councilor April Richer, Steve Brown, Anna Boudreau, Rick Lundborn, Krysta Gingue, George DeBoer

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

Staff Present: Planning Director Donna Benton, 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 nominations for Chair and Vice-Chair.

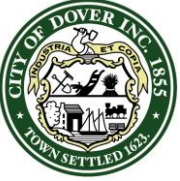
K. Gingue was nominated Chair and A. Boudreau was nominated Vice-Chair on a motion made by R. Lundborn. Seconded by S. Brown. Vote: U/A.

2. Document Analysis Review Update and Preliminary Findings

L. Kelly explained that agenda item two and three would be discussed together and the Resilience Planning and Design team had been reviewing the broader existing land use pattern in Dover through GIS analysis and related planning documents such as the 2024 regulatory audit by the Strafford Regional Planning Commission (SRPC).

L. Kelly discussed the focus areas of the document review to be discussed during the meeting which included Land Use, Housing, and Natural Resources and Conservation. Focal points from the Vision Chapter were also discussed which includes goals and concepts such as a well-designed community that features compact, vibrant, and connected development with green spaces and multi-generational neighborhoods, while preserving rural character and natural areas.

3. GIS Analysis Update and Preliminary Findings

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Z. Brohinsky explained the process of merging the City of Dover’s land use data from the Assessor’s Office with GIS parcel data to create an existing land use map. This includes combining approximately 100 land use descriptions into common categories.

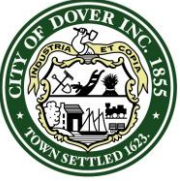
Z. Brohinsky shared estimates of existing land use data which he described would be refined with additional data and analysis time. This included breakdowns of the approximately 15,542 acres of total land area in Dover into categories such as Residential: Single Family (7,405 acres), Residential: Multi Family (621 acres), Commercial (1,429 acres), etc.

Z. Brohinsky discussed next steps of the GIS analysis which will include another round of existing land use (minus conserved lands), an intersect of existing land use and zoning and overlay districts, and a more detailed comparison between the existing land use patterns of 2015 and 2025.

Members discussed the land use descriptions and ensuring the chapter captures priority areas like recreation, single- and multi-family housing, etc. Members also reviewed concepts that could be shown like number of units per area land mass and tax revenue from different types of housing and commercial areas.

L. Kelly highlighted some notable trends from the SRPC 2024 Land Use Regulation Audit such as Dover needing to add 1,754 housing units by 2035 amid rising rental demand and shrinking household sizes, but with only 26.12% of land developable, primarily in Rural Residential (29%) and Commercial Manufacturing (49%) zones, growth is constrained.

Members reviewed population projections for Dover, median purchase prices for the area, and top priorities from the SRPC Audit which found affordability is Dover’s biggest housing challenge, there is a growing demand for diverse housing types, clear and supportive zoning processes are vital, there is a shortage of accessible units, and recommendations focused on regulatory changes to expand housing opportunities.

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L. Kelly highlighted goals in the 2024 Open Space and Conservation Chapter such as a resilient natural landscape that includes interconnected open spaces, protected rural areas, clean water, diverse ecosystems, accessible recreation, and a careful balance between land conservation and development.

Members reviewed related terms like “rural areas” and trends from the Open Space and Conservation Chapter such as noting that approximately 3,700 acres of Dover’s land are now permanently conserved, an increase of 22% since 2012 and primarily near the Cochecho and Bellamy Rivers.

4. Outreach and Engagement Update

L. Kelly shared that at the next meeting, the outreach and engagement plan would be shared along with the existing conditions summary.

5. Next Steps

- a. Delivery of Existing Conditions Summary**
- b. Outreach and Engagement Planning**

L. Kelly shared that the April meeting will cover the Existing Conditions Summary, GIS analysis findings, and outline next steps for outreach and engagement.

6. Next Meeting – April 2025

Potential next Steering Committee meeting scheduled for April 21 at 6 p.m.

S. Brown moved to approve the January 27, 2025 meeting minutes. Seconded by: A. Boudreau. Vote: U/A,
G. DeBoer abstained.

7. Adjourn

G. DeBoer moved to adjourn at 7:20p.m. Seconded by S. Brown. Vote: U/A.