 CITY OF DOVER	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, April 21, 2025
	Meeting Time:	6:00 pm

Members Present: Krysta Gingue (Chair), Anna Boudreau (Vice-Chair), Steve Brown, George DeBoer
Members Absent (Excused): Councilor April Richer, Rick Lundborn
Others Present: Liz Kelly (Resilience Planning), Zak Brohinsky (Resilience Planning)
Staff Present: Planning Director Donna Benton, City Planner Erin Bassegio, Business Development Coordinator James Burdin

K. Gingue opened the meeting at 6:00 pm.

1. **Welcome**
2. **Approval of March 6, 2025 Minutes**

G. DeBoer moved to approve the March 6, 2025 meeting minutes. Seconded by: S. Brown. Vote: U/A.

3. **Existing Conditions Summary**

L. Kelly explained how the Existing Conditions Summary was drafted and where the data and content was pulled from, (such as city materials and relevant regional and state documents). Further explained that the summary provides an overview of how land is currently used in Dover, highlights trends and emerging issues, supports future planning efforts, and compiles insights from multiple sources.

a. **Key Findings**

Z. Brohinsky explained how the definitions of land uses may differ from the 2015 update of the Land Use Chapter to now. Takeaways included that a large area of Dover falls under the land use category of single-family residential, (around 48%), identifying exempt and commercial land uses, and a reduction in vacant lands from 2015.

Z. Brohinsky reviewed comparisons between the existing zoning districts within the city, (such as commercial, residential, and gateway districts), and the breakdown of existing land uses.

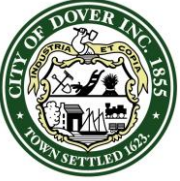
b. **Discussion**

Members reviewed existing land use areas like the waterfront area, and how the defined land use will change in the future.

K. Gingue asked about tone and phrasing within the summary and made recommendations.

L. Kelly highlighted some of the key findings within the summary. The highlighted areas included:

Demographics and Housing- included discussion on demographic shifts, such as a growing 25-34 age group and a significant increase in the 65-74 cohort, while school-age children are declining. Also covered

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was that there are more households with smaller sizes, and the combination of rising housing prices alongside low rental vacancy rates.

Members discussed how shifting trends in demographics can influence long-term land use planning.

Economic Development- included discussion on major employers, particularly the dominant industries: the education and healthcare sectors. Other factors noted included the growing labor force since 2010, rising household incomes, and major developments like the Cochecho Waterfront.

Transportation- included discussion on increased traffic since 2013, continued investment in multimodal transportation options, growing EV and e-bike infrastructure, and alternative and public transit options like the Dover Community Trail and the Amtrak Downeaster.

Natural Resources, Open Space, and Conservation- included discussion on conserved areas with most conserved areas located in the city's rural northwest and near the Cochecho and Bellamy Rivers. Discussion also included how the Transfer of Development Rights Ordinance plays a role in land conservation, though future review may be needed to balance open space with development.

Community Climate Resilience- included discussion on the city-wide resiliency plan that outlines a proactive approach to addressing climate challenges. Also discussed was the 2018 Climate Adaptation Master Plan and renewable energy initiatives like the Community Power program and solar array projects that are projected to generate long-term savings.

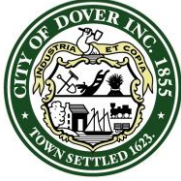
4. Outreach and Engagement Update

E. Bassegio shared that Planning staff worked with students at the Frances G. Hopkins Elementary School at Horne Street to do some initial outreach for the project and identify some of the priorities of young students in the areas of housing, recreation and open space, and transportation.

L. Kelly shared that the outreach campaign will focus on land use education by promoting the draft future land use map and its supporting elements that are aligned with the Distinctly Dover vision. The plan for the materials is to include videos, posters, pamphlets, and/or a Story Map, and share via platforms such as city social media and Dover Download.

5. Timeline

- a. **May – Future land use work session with staff**
- b. **June – Future land use work session with committee**
- c. **August/September – Present draft chapter to Committee**
- d. **August – October – Create outreach materials**

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- e. October – Public Hearing with Planning Board
- f. November – Roll out educational campaign on Land Use Chapter

- 6. Next Meeting – June 2025
 - a. Determine date

Potential next Steering Committee meeting for June- to be determined.

7. Adjourn

S. Brown moved to adjourn at 8:00p.m. Seconded by G. DeBoer. Vote: U/A.

DRAFT