 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>First Floor Council Conference Room, City Hall 288 Central Ave Dover NH</td></tr> <tr> <td>Meeting Date:</td><td>Monday, June 16, 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:	First Floor Council Conference Room, City Hall 288 Central Ave Dover NH	Meeting Date:	Monday, June 16, 2025	Meeting Time:	6:00 pm
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Members Present: Krysta Gingue (Chair), Steve Brown, George DeBoer, Councilor April Richer

Members Absent (Excused): Rick Lundborn, Anna Boudreau

Others Present: Liz Kelly (Resilience Planning)

Staff Present: City Planner Erin Bassegio

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

1. **Welcome**
2. **Approval of April 21, 2025 Minutes**

G. DeBoer moved to approve the April 21, 2025 meeting minutes. Seconded by: S. Brown. Vote: U/A.

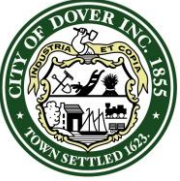
3. **Presentation and Discussion on the Draft Future Land Use Map and Area Descriptions**

L. Kelly explained how the future land use map provides a big-picture guide for how different areas of the community should evolve or remain the same over the next decade, shaping regulations, policies, and investments with the help of maps and narratives, and supporting the overall Distinctly Dover vision.

L. Kelly also described how the draft map and area descriptions were developed through staff input, existing conditions, and prior subcommittee discussions, and is being presented to the subcommittee for feedback to guide the chapter’s development.

Committee members reviewed the land use areas and descriptions that were created which included:

- **Downtown:** A vibrant hub for living, working, and gathering, with growth focused on mixed-use infill, diverse housing, small business support, and strong transportation and open space connections.
- **In-Town Neighborhoods:** Primarily residential neighborhoods around downtown that balance new housing with preserving historic character, consistent density, and walkable connections.
- **Mixed-Use Gateways:** Entry corridors that should evolve into distinct mixed-use districts blending commercial activity, diverse housing, trail connections, and natural resource protection.

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- Connector Neighborhoods: Transitional residential areas that provide mostly single-family housing with opportunities for greater housing diversity, strong pedestrian networks, and conservation integration.
- Rural Neighborhoods & Conservation: Low-density rural areas combining large-lot housing and natural resource protection, with opportunities for open space subdivisions, and enhanced conservation connectivity.

Members reviewed the borders for the above land use areas that are defined on the map and made suggestions for revision.

Members also highlighted important features such as natural resources (ex: Community Trail, public parks) that offer connectivity between the areas, the types of housing that are more likely to be found in different areas (ex: single-family housing, multi-family housing, ADUs, etc.), municipal infrastructure availability (sidewalks, water, sewer, etc.), and ensuring the future land use areas and descriptions avoid zoning phrases (such as gateway) and definitions to make it distinct from the current zoning map.

Members also focused the conversation on future land use goals and needs such as walkability, connectivity (to housing, to employment, to recreation, etc.) and conservation.

4. Next Steps

L. Kelly shared that between June and August, the future land use concept will be refined, the chapter will be drafted and reviewed internally before presenting it to the committee in mid-to-late August, along with an outreach strategy to be launched in September.

5. Next Meeting, Present Draft Chapter and Discuss Outreach – late August 2025

a. Determine date

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

6. Adjourn

S. Brown moved to adjourn at 7:35p.m. Seconded by G. DeBoer. Vote: U/A.