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Sent: Tuesday, February 10, 2026 3:45 PM
To: City of Dover - Planning <Dover-Planning@dover.nh.gov>
Subject: Land Use Master Plan Comments

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To whom it may concern,

I am Dr. Nicole Morin and I reside at 254 Washington St, Unit 3, Dover, NH. I am a member of Strong Towns Seacoast and hold a PhD in Applied Economics with a focuses on regional economic development and housing.

I am writing today about the Land Use Master Plan. The Master plan offers a great vision of Dover. The plan calls for a city full of affordable housing for various styles, needs, and desires while also encouraging a multimodal transportation network. This vision will help meet the needs of Dover citizens.

However, there are parts at odds with this vision. Primarily, the encouragement of the village centers and integrated development areas so far from our downtown. These areas provide an arbitrage situation for developers at the city as a whole. These areas encourage developers to build large scale developments at the outskirts of Dover. They provide developers the ability to charge market rates for rents while paying less for the land and offering less amenities than our downtown. These areas have the potential to weaken our downtown by encouraging more driving, encouraging more sparce development, and moving people further away from the shops, restaurants, and local businesses making up our core. The city should only promote this type of development pattern when absolutely necessary (i.e. the former Liberty Mutual site). Even then, the Master plan should reinforce that if these patterns are chosen, there should be significant considerations for how people will move between these developments and downtown other than just driving. Poor planning on transportation has seen significant traffic problems at Pointe Place. The city now must consider spending millions to improve the increased traffic from this development. A similar problem will likely happen at the redevelopment at the former Liberty Mutual site and any other village centers Dover may see. We will see more strain on our infrastructure, on our limited parking, out limited budget, and a decrease in the number of people visiting our downtown.

Additionally, the city should further encourage the development of the areas surrounding our downtown. While the Master Plan already calls for more missing middle housing in these zones, Dover should not consider these areas as solely residential. These zones (i.e. RM-U and HR) could benefit from expanding the number and types of businesses able to operate within them. There are many beloved businesses that operate in these districts. Adding more would encourage more locally owned businesses to operate, to start small, and more people to shop at them without putting strain on our roads.

Finally, the Master plan should change the priority levels of the housing recommendations. The Master Plan calls for 2.3 around promoting mixed income neighborhoods with a variety of housing options as a High priority. This cannot be done effectively without 2.1 and 2.2 at bare minimum. These priorities should be increased from Medium to High.

The Master Plan will help guide Dover's land use over the next 10 years. Given our housing crisis, affordability crisis, and the significant levels of traffic we are already seeing, we cannot afford to not get this right. The Master Plan should see some additional edits before the Planning Board approves it.

Thank you for consideration.

Nicole Morin

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