



CITY OF DOVER

DOVER PLANNING BOARD WORKSHOP - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, June 26, 2007**
Meeting Time: **7:00 pm**

MEMBERS PRESENT: Donald Andolina, Tony McManus, Perry Plummer, Kirt Schuman, Marcia Colbath, Frank Torr, Dean Trefethen, Perry Plummer, Doug Steele, Ron Stock, Linda Merullo, Ronald Cole)

MEMBERS ABSENT: John Swartzendruber

STAFF PRESENT: Christopher Parker, Planning Director; Steve Bird, City Planner and Jacqueline Pease, Recording Secretary

Tony McManus opened the workshop at 6:15 pm.

1. Discussion and update of the Master Plan Committees.

a. The UNH telephone survey

Steve Bird, City Planner, explained that the questions for the questionnaire were developed by a subcommittee with the assistance of staff and the UNH Survey Center. There were lots of questions. They had to be pared back to fit the time-frame that the consultant gave them as guidelines, as to how long people would stay on the phone to complete the survey. The survey took place in the 2nd week of June. They started on Monday and went through Saturday to get the 400 completions they were looking for. 400 was the target for the 5% target area. If they were to take the time and money to survey every household, the results of 400 surveys would only be 5% off, from what it would be if every household in Dover was surveyed. There were about 50 questions covering a wide variety of Master Plan topics. The hard part was to figure out what not to include. Quality of City services, economic development, rezoning in general and housing issues were some of the questions. Other questions covered current issues that weren't on the drawing board in 1995, such as the Tolend Road Landfill, the waterfront development, the Community Trail, downtown parking, and the transit system. They were asked if they found them to be minor, major or not a problem at all. They were asked to respond to a list of issues such as: Housing affordability, open space, water pressure, crime and landfill odors. Several demographic questions were asked such as: Age, education level, income level and where people live. The cost of the survey was just under \$10,000. The final report will be prepared in the first week of July.

Discussion ensued with regard to the inventory of all City owned properties.

c. The Economic and Land Use Chapter and housing analysis of the Master Plan

Kirt Schuman explained that their committee has been working since January. The Economic Land Use Chapter is the ultimate representation of the voice of what the people want their city to look like. It started with the Speak Out Dover series, last summer. All of their meetings had



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public comment periods. They had 30 attendees for the visual survey they conducted. They are 75% complete right now and are hoping to be done at the end of July. They will then go before the Planning Board in August, to do their final presentation.

Dean Trefethen asked how all this information from these committees will be used.

Chris Parker explained how this process will help guide the growth of the community. There are 5 chapters of the Master Plan. There is the Economic & Land Use Chapter, the Open Space and Recreation Chapter, the Cultural and Natural Heritage Chapter, the Transportation Chapter and the Community Facilities and Utilities Chapter. The idea is that it is not a regulation or an ordinance but it is something that the Planning Board takes and determines changes to regulations and ordinances. The idea is that it is community driven through surveys and public comments. He said that during the two subcommittee meetings, a recommendation would be to review the usefulness and validity of municipal buildings. One of the land use recommendations might be that the density allocations are looked at for a certain zone. In the past, in 1998, it was said that areas should be rezoned to commercial. The push of that chapter update was to look at creating more economic and commercial, non-residential growth opportunities. In the past six years there were numerous rezoning attempts. We will see more in the line of tweaking those recommendations at this time.

Chris Parker explained the Master Plan is supposed to be a 5 to 10 year document, but it has a 20 year horizon. They need to do long-term recommendations, medium and short term recommendations. His goal is to see this adopted this year and just plan ahead. After the 2010 census data has been done, and the data is available, they will look at getting the 10 year process in 2012. In the mean time, he hoped the City Council authorizes money for consulting services for the Master Plan in the FY08 Budget for the Planning Department. His goal is looking at using some of that money for consulting to help the Planning Board Subcommittee come up with fresh ideas and go into some areas that are not thought about normally.

Ron Cole stated that the Master Plan is what the Board perceives as the things that need to be done. 30 or 40 plus volunteers started in January and in some cases long before that. These are the citizens of the community.

Chris Parker said if it is not a readable document, it is not a usable document. They will not be overly technical. That is the greatest part of having it community driven.

Kirt Schuman stated if anyone has a concern about their neighborhood they can go to the table of contents and read the narrative on their particular area. They are making good progress in making it accessible to everyone. It is actually written by everyone from all their feedback.