



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, October 9, 2007**  
Meeting Time: **6:30 pm**

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

**MEMBERS ABSENT:** John Swartzendruber, Perry Plummer

**STAFF PRESENT:** Christopher Parker, Planning Director, and Jacqueline Pease, Recording Secretary

Chairman Cole opened the workshop at 6:30 pm.

Kirt Schuman, Chair of the Land Use Analysis Chapter Sub-committee, stated that the members were Marcia Colbath, Norm Fracassa, Samuel Lingeman, Linda Merullo, Elizabeth Thompson and Britt Ulinski. Meetings were held from January through July 2007, on Saturday mornings at 8:00 am. A couple of surveys were held. Currently, Dover has 29,068 residents. That is a projection from Demographics Now. 2007 is an odd year to look at census data. The 2000 Census is 7 years old and they are 3 years away from new data. The next update to this plan will happen in 2012 when they will have fresh census data. Their data came from Demographics Now and Strafford Regional Planning. 29,068 population numbers represents an 8% increase since the 2000 Census. Compared to Strafford County, on a whole, it has experienced an 11 percent growth. He said that they now have a total of 12,259 dwelling units, which represents a 7% increase over the last 7 years. Regionally, over that same time period, they have experienced a 25% increase in housing units. Barrington and Rochester have had a huge residential surge. Land either developed or undeveloped, 73% is zoned residential, 4% commercial, 5% institutional, and 14% is industrial. They did a build out analysis to determine what land is left. In the R-40 zone, there is a little over 2,000 acres remaining. All the residentially zoned land added to about 2,200 acres. Under current zoning, it will be 16 year before it is built out. The data is a bit skewed because it does not factor in the steep slopes, which is conservation land. Dover is a City with an emerging urban vibrancy that is guided by a small town sense of community.

Kirt Schuman went over the Goals and Objectives for the City, the Existing Conditions and the Land Use Trends sections of the document, elaborating on each section.

Christopher Parker said that a public hearing will be held tentatively on October 23<sup>rd</sup>. They hope that the public comes out and comments on the plan. The chapter is available on line. The presentation that was just made is available on line. He said that they hope that people will take the time and the opportunity to come out and speak on the plan and provide input. At that point, they will gather the feedback from the public. They hope to have a resolution for adoption of the plan at the first meeting in November. This does not have to go to the City Council. At that point, they will start to act on some of the recommendations and form committees. It is



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important that this is a community driven process and not just himself and his staff drafting changes. The Planning Board broke itself into 3 or 4 committees, along with other committees, the Open Lands, Conservation, etc., and they met and drafted 42 zoning changes. There were some site plan and subdivision changes at that point as well. Out of that whole process, there were about 60 changes that came out of it. Those changes will not be done all at once, as it is a 5 to 10 year plan.

Tony McManus stated that he likes the idea of forming neighborhood committees. The input that was received from the Speak Out Dover was important. There were a lot of good suggestions based on where people lived. The suggestion was to start with downtown but he wondered if they couldn't attempt to set up several committees around the City within a reasonable period of time and get them working.

Chris Parker stated that one of the reasons that they suggest the downtown first is that it is easier to define. They didn't feel the committee to determine that this is a neighborhood. They want the community to say "this is our neighborhood".

Kirt Schuman said that they don't want to have that micro level view of what people feel is affecting them. They want to empower people to step up because a lot of insight is gained by hearing what different groups have to say.

Christopher Parker said that the best part with the neighborhood idea is that they listen more than they talk. We need to have more speak-out sessions and input from the community on what it wants regarding land use.

Linda Merullo thanked Kirt Schuman for being the chairman of this committee. She said that they had a lot of fun and great discussions. It was a rewarding and has taught her a lot about the Planning Board with respect to the Master Plan. She thanked the committee also.

Ron Cole said when this was done 10 years ago, the City spent a good chunk of money to hire a professional consultant to assist. This time around, it was done completely with citizens. A diverse group of very concerned citizens spent a year in the process. He congratulated the committee members. He hopes that the public will come to the meeting of October 23<sup>rd</sup> to comment.

The 2007 Update to the Land Use Analysis Chapter is on the City's web site for viewing at [www.ci.dover.nh.us](http://www.ci.dover.nh.us).