

**DOVER PLANNING BOARD WORKSHOP
MINUTES OF MEETING
APRIL 9, 2002**

MEMBERS PRESENT: Tony McManus, David Landry, Pete Lavoie, Beth Thompson, Parks Christenbury, Dennis Ciotti

MEMBERS ABSENT: Chuck Maglaras, Peg Stevenson, Frank Torr

STAFF PRESENT: Steven Stancel, Planning Director; Kate Pelletier, Recording Secretary

Tony McManus, acting Chairperson, brought the workshop for Mesiti Development to order.

Bill Shaheen, Attorney for Mesiti Development, stated that Mesiti was not yet the owners of the property located at Thornwood Farms, but that it was under contract to buy. He stated that the workshop would act as an informal meeting to discuss the preliminary plans for this property. He stated that his clients were anticipating the housing needs of the future with this project by proposing housing that is efficient, complex, and low maintenance, yet also satisfies the housing needs of people ages 55 and over. He explained that it would state in the by-laws and covenants that accompany this project, that at least one person residing in each unit be age 55 or older. He stated that this project would have a positive financial impact on the City of Dover, as was the case with a similar project in Andover, Massachusetts, which generates \$450,000 per year in tax revenue. He explained that the property would be taken out of Current Use and that the City of Dover would not be maintaining the roads in this development, nor would there be any additional burdens on the public school system. The residents would be using City water and sewer as well as the Fire and Police Departments, however, that people age 55 and older do not require much in the way of Fire and Police protection. He estimated that each unit would be sold for approximately \$130,000-\$170,000. He stated that it is Mesiti's goal to make these units affordable and efficient for seniors.

Chris Huntress, Architect with Huntress Associates, stated that his company was working with Mesiti to develop a conceptual master plan for the property. He explained that the existing brick buildings on the property would be preserved and used as a community center, which could possibly have a health and fitness room or a function room. He stated that there would be an outdoor swimming pool and tennis courts. He explained that in front of the buildings would be a planned village green and that he envisioned the community as pedestrian in nature.

Bill Shaheen stated that there would be a 50' minimum buffer around the property with many areas far exceeding 50'. He stated that the overall density would be 238 units as shown on the master plan, however he did expect the density to decrease as they continued working with the Planning Department.

Joe Courtney of Mesiti Development explained the packets given to the Board members, which included photographs of the interiors and exteriors of the homes, landscaping, garages, and reduced copy of the master plan for the development.

Bill Shaheen stated that he would like to take the Planning Board to view Mesiti's development in Manchester to see how it's been developed and how it is being received.

Parks Christenbury asked how the Board could be sure that the park would be for people ages 55 and above only.

Bill Shaheen stated that the law allows for age discrimination in housing and stated that the development would not be conducive to children.

Beth Thompson pointed out the fact that more and more grandparents are raising grandchildren that when times are tough, it would not matter if the community was not conducive to children.

Bill Shaheen stated that they would comply with Federal Law and could not discriminate against children. He stated that Mesiti could build 90, 4 bedroom, single-family homes on this property instead and that would have a heavy impact on the school system.

Beth Thompson asked how much revenue the Manchester project would generate.

Bill Shaheen said he expected Dover to see \$1,000,000 positive cash in the first year, and approximately \$500,000 or more after that.

David Landry asked how many bedrooms each unit would have.

Bill Shaheen stated approximately 1 or 2.

David Landry stated that the prices of these homes would be very attractive to people with or without children given the current prices of homes in the area. He also stated that there had been an influx of elderly housing, congregate care facilities, and retirement housing recently and that in thirty or forty years, he predicted that the City could have a surplus of this type of housing. He then asked if there would be sidewalks on each side of the streets.

Chris Huntress stated that there would be one sidewalk on one side of the street, but that they would be willing to discuss that further with the Board.

Bill Shaheen stated that the idea of having a walking track and bike trail around the perimeter had been discussed.

Beth Thompson stated that for this Planned Unit Development, she did not see any other uses besides residential in this development.

Bill Shaheen stated that there would be the village green, the tennis courts, the swimming pool and the recreation center, however, if there were other things the Planning Board would like to see there and if they could afford them, they would certainly address those things.

Beth Thompson stated that her understanding of a Planned Unit Development was that there would be other uses in the development aside from residential.

Bill Shaheen stated that the tract Mesiti intended to purchase was not actually the entire tract, but only a portion, which did not include the Thornwood facility. It was his understanding that the Thornwood facility would become a day spa and would also include a Mobil gas station. He stated that the portion on Dover Point Road will remain commercial and would be developed commercially.

Tony McManus stated that during Mesiti's initial presentation, the project was proposed as a mixed use, and would be a self-contained neighborhood, which is what the Planning Board responded to positively. He stated that it now appears as a residential neighborhood and that he would like to see a plan that would encompass commercial development and more open space.

Steve Stancel stated that he needed clarification on the Federal Laws. He stated that it appeared as if one could essentially discriminate if the housing was for ages 62 and above, however, for ages 55 and above, as much as 20% of the project must be made available to families with children. He also stated that he had some initial concerns about this project including the density being too high and that there was not as much open space as he would like to see. He stated that he would also like to see additional mixed uses, and that a real Planned Unit Development would include areas that might have higher accessory uses such as a drug store, a convenience store, or doctor's offices. He also suggested the idea of some multi-family units for the elderly, allowing residents to graduate from unit to unit as they get older. He stated that despite the fact that the project would probably be a positive financially for the City, there are some traffic concerns with 238 units.

Bill Shaheen stated that he would work with the Planning Board on the issues and that Mesiti will consider all issues presented to them.

David Landry asked if the zoning was the same for the entire parcel.

Steve Stancel stated that it was currently R-40 and it would require a zoning change to allow the proposed type of density for the proposed type of use.