

**DOVER PLANNING BOARD
MINUTES OF MEETING
WORKSHOP
FEBRUARY 18, 1997**

MEMBERS PRESENT: Martin Smith, Mike Bobinsky, Dennis Ciotti, Charles Maglaras, Anthony McManus, Ronald Cole

MEMBERS ABSENT: Brian Preston, Paul Beecher, Otis Perry, Reuben Hull

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:06 PM.

Steven Stancel spoke on the riverfront development. He said the purpose is to provide for the appropriate redevelopment of 35 acres of City owned land consistent with the community's vision for this land. He said the major goals and objectives are as follows:

1. Provide increased economic opportunity.
2. Enhance ongoing revitalization of the downtown business area.
3. Provide opportunity for greater public activity and waterfront access.
4. Provide opportunities which encourage visitors and tourists to experience the waterfront area as a recreational, cultural and historic environment.
5. Conserve the natural environment through protection, conservation and appropriate land management.

Steve stated that the area is zoned either I-1 or I-2, mainly because of the Public Works and the treatment plant. He said that we have over 20 different zones and feels we could extend the CWD zone and create some protective covenants for the Riverfront area such as building facades, setbacks, etc.

Discussion ensued regarding parking requirements.

Dana Lynch stated there should be allowances for off site parking. He said a creative solution to parking could be contributions to a parking structure or shared parking. Dana stated that what is needed is to establish the framework for the area. He added that a lot of the development will be market driven. He said the landscaping and architecture is very important and other uses will build upon that theme. He said by creating something attractive, a theme would be set. He said he is not concerned about dimensional regulations.

Steve Stancel recommended rezoning the county jail piece also. He indicated that of the 35 acres of city property, 15 to 20 acres are buildable and with a little creativity there could be more.

Beth Thompson stated they are doing an RFP. She said they are getting the land appraised and doing an environmental study.

Discussion ensued on the Mill and how the City and State help to develop the downtown.

Anthony McManus stated he would like to see more people living in the downtown. He added that he is concerned with leaving the Riverfront zoned as Industrial and likes the CWD zoning.

Steve Stancel stated there would be no problem in putting residential in the mill. He said that he agrees the zoning should not be left industrial and we need to do a basic rezoning. Steve stated that there can be protective covenants of approval for facades, etc. Steve discussed the allowed uses in the CWD zone. He said he has concerns with the 1000 sq. ft. per dwelling unit and said he would like to see it more dense. He said the allowed parking spaces would help to regulate the amount of units. He said this could be changed in the CWD zone as well.

Anthony McManus stated he feels both sides of the river should be consistent.

Dana Lynch stated the only use he has problem with is the public utilities. Dana stated that he wants the Courthouse downtown but not in the Riverfront area. He said we would get no tax revenues, we would have to improve access to the waterfront area and we do not want parking for the courthouse.

Ron Cole suggested getting rid of the minimum setback from the river.

Steve Stancel stated he can draft up the recommended changes and send it to a public hearing and then send it to the Council. He said it would be roughly a 60 day process. He said we may want to talk to the CWD land owners. In regard to the lot sizes, he stated that we are not sure if it will be one big developer or separate developers and that is one reason the lot sizes should be flexible.

ITEM : New Business

Liberty Mutual houses

Steve Stancel stated we are in the process of selling the houses. He said on March 6, 1997 there will be an informational meeting on these houses in the High School Auditorium. He said that the Dover Housing Authority felt we may get over 200 applications. Steve had a very extensive chart to show the Board. He said the applicants would have to meet the income guidelines, be first time home buyers, be Dover residents and go through a prequalification. He said the houses are 3 and 4 bedroom houses and would probably go to people with 3 children or more. When questioned as to which house would go to which family, Steve stated they will match the house to the family. He said the City will gain as there is one extra lot of 3 acres that will be used for City purposes. Steve stated that HUD is using this as an example project.

Ron asked if everyone was in favor of doing something conclusive at the next meeting regarding the Adult Video, 15% amendment.

Ron took a vote, it was unanimous.

Ron Cole stated he will put in a formal request for Atty. Wattendorf to send us something on his findings that it is possible to close a store down in 6 months if they do not comply.

LIBERTY MUTUAL HOUSES

