

**DOVER PLANNING BOARD
MINUTES OF MEETING
SEPTEMBER 9, 1997**

MEMBERS PRESENT: Brian Preston, Karin Crittenden, Ronald Cole, Reuben Hull,
Anthony McManus, Mike Bobinsky, Paul Beecher, Otis Perry

MEMBERS ABSENT: Charles Maglaras, Dennis Ciotti

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

Chairman Cole brought the meeting to order at 7:00 PM.

ITEM #1: Approval of minutes.

Otis Perry made the motion to approve the minutes.

Mike Bobinsky seconded.

Anthony McManus stated that page #3 of the minutes should be changed to reflect that it was Gregory McCrone who spoke, not Henry McCrone.

VOTE U/A

ITEM #2: Old Business

**a. Discussion and possible vote on an application for a driveway waiver for
Evangelos Simos, located at 818 Central Avenue.**

Steve Stancel stated that he met with Mr. Simos extensively after the site walk last Wednesday morning and came to an agreement with him to hire an engineer/surveyor to look at the parking in greater detail and come up with a more formal design. Steve said Mr. Simos may be back later this fall if everything doesn't come together right away to arrange for something temporary for the winter.

Mr. Simos stated that he understood and would hire an engineer/surveyor.

Ron Cole stated this application will continue to be tabled.

ITEM #3: New Business

1. (A) Telecommunication Ordinance

Steve Stancel stated the Planning Department has been working with a sub-committee of the City Council in regards to the Telecommunications Ordinance. He said there will be changes made to this ordinance but felt that it was necessary to quickly post it because he feels that there will be other towers coming in shortly. Steve stated that the sub-

committee of the Council will probably be finished with this ordinance is early October. He said it will be brought back to the Board in a more final form on October 28, 1997. He said he is looking for an official vote tonight to send this to a public hearing on October 28, 1997.

Otis Perry made the motion to send the Telecommunications Ordinance to a public hearing on October 28, 1997.

Brian Preston seconded.

Reuben Hull stated that a Manchester based telecommunications company that he does site work for, may or may not have intentions of coming to Dover. He said he will use his judgment and keep the Board apprised if he does have a conflict.

VOTE U/A

a. Discussion by Russ Thibeault, Applied Economic Research, on the economic and land use projections for the Master Plan update.

Russ Thibeault stated they have projected regional activity for the Seacoast Region and then analyzed Dover's historical share of the region's growth. He stated he was very optimistic about the Seacoast, and next to Nashua, it is the most livable area in the State. He stated that Pease is over the hurdle and in regard to the regional economy, it is the place to be. He said for better or worse, it will be an area of significant growth. He said that looking at the total employment between 1985 and 1995, the region grew at 30%, and included in that period was the recession. In that period there were 4 bad years and 6 good years. Between 1985 and 1991 the region lost manufacturing jobs. Since 1991, the region actually increased at a rate of around 600 manufacturing jobs. He said that there will be a little stronger job growth in the next decade over the last decade. He said that Dover will experience good growth in retail but not as good as the region. He said that he sees housing shifting from multifamily to single family. He said he sees about the same number of population which means that some of those jobs will be taken by people commuting.

Mr. Thibeault said that what is disproportionately high is the share of the region's office/service employment and renter housing units, and disproportionately low is the share of retail sales activity. He said Pease will get a significant portion of the region's manufacturing growth. He said good manufacturing growth for the City of Dover is anticipated if there is sufficient land resources. Population growth is growing at about the same rate as it grew before because the region is growing at the same rate and the City is getting the same share of that regional growth. He said he projected a total of 3,100 new housing units over the next decade and that is based on Dover getting a slightly higher share of owner occupied units and a slightly lower share of renter occupied units. Mr. Thibeault added that this shift has already taken place in Dover since 1989

Russ went over Table 6: Land Requirements and Available Land, from his report. He said that the land that is available has no wetland included it is all upland and buildable.

He added that the vacant land has no houses or development on it, nor is it in Current Use. This land totals about 1300 acres to accommodate 3600 acres of projected growth in the next decade. Mr. Thibeault said if you look at a broader measure of vacant land that includes when a single family home sits on a 50 acre farm, it is technically not vacant, but is potentially available for development. He says that if the numbers hold true, Dover will be different in 10 years than it is today because Dover will get its share of the significant growth that he anticipates at the regional level. He stated he is concerned with the amount of commercially zoned land because there is only 36 acres in the entire city. He said the typical Wall-Mart takes 15 or 20 acres. Russ stated that there is also no surplus of Industrial zoned land.

Steve Stancel asked Russ if in the next 10 years they'll be a need for more than 300 housing units a year? Steve said that developers say it is hard to find a good piece of land in Dover in terms of residential development.

Russ stated that there will be a need for more than 300 housing units per year. He said land that is vacant on the map is not the same as vacant and available.

Russ Thibeault said there is a community in Massachusetts that is a good example of where you don't want to end up. He said that virtually every 200 feet of existing road frontage has a house on it. Fortunately, there are big blocks of open land that is in State ownership. He said it is something like what you have on Dover Point Road and fortunately, there are other parts of Dover that still have open land. He said if you anticipate this type of growth and it doesn't happen, you are not much worse off but if you don't anticipate this, that is where the problems start. Russ said it is easier to stop multi-family development from happening than it is single family. He said that generally, one single family house will generate as many children as 4 multi-family units. Russ stated that too much or too little of anything is not a balanced community.

Russ stated that manufacturing seems to have the better paying jobs, service is next and then retail. Russ stated that if you want higher employment with wage growth, go for manufacturing. He said retail is good for taxes but lower in wages.

Reuben Hull asked if the planners are looking into a soils base zoning.

Russ stated that this is the Economic Section of the Master Plan and that is outside of what they are doing.

Russ Thibeault stressed balanced development.

Brian Preston asked what would happen should the Portsmouth Navy yard shut down.

Russ Thibeault stated that it would be damaging but the region could probably absorb it. He said if it should close in one year's time, it would be a big hit, but not as bad as Pease.

ITEM #4: Adjournment

Otis Perry made the motion to adjourn.

Paul Beecher seconded.

VOTE U/A