

**DOVER PLANNING BOARD WORKSHOP
MINUTES OF MEETING
JULY 7, 1998**

ECONOMIC AND LAND USE ANALYSIS

MEMBERS PRESENT: Ron Cole, Reuben Hull, Anthony McManus, Mike Bobinsky, Frank Torr, Karin Crittenden

STAFF PRESENT: Steven Stancel, Steve Bird – George Wattendorf, Beth Thompson

Chairman Cole introduced the topic and described the master plan process.

Mike Bobinsky stated that his department has provided input into the process and he is happy with the document.

Tony McManus asked about input from focus groups and citizens from neighborhood meetings. Steve Stancel said this would take place during the zoning meetings and neighborhood meetings.

Frank Torr asked for input from the City Attorney about Tony McManus' letter.

George Wattendorf stated that the Planning Board and the City Council are not locked into the rezoning proposals if the Master Plan is adopted.

Reuben Hull stated that he agrees with the McManus letter. He stated that he doesn't agree with traditional development patterns and wants mixed uses, neighborhood type, village concept. He said he doesn't want strip zoning. He said we need to think regionally in terms of market share and agrees with large lot zoning and protecting wetlands, but wants to encourage clusters and conservation easements. He said we need to learn from the Henniker/Rite Aid case. The Planning Board doesn't have to be bound by past decisions.

Brian Preston (by letter) through Ron Cole – questioned whether Enterprise Park is paying for itself. Beth Thompson believes it is once one more land sale takes place.

Karin Crittenden asked about the impact of reconfiguring Central Avenue on rezoning. Russ Thibeault didn't know for sure but he doubted any. Karin Crittenden supports moving forward with the adoption of the document.

Tony McManus asked about the rest of the chapters of the Master Plan.

Steve Stancel stated that the chapters are being done one at a time, and transportation is going to be completed in the next year.

Margaret Stevenson asked about cluster zoning.

Russ Thibeault stated that the problem with neighborhood concept is the order of the development. He said residential will absorb all the land first if allowed to do so.

Ron Cole asked about single family homes in Dover paying their way.

Russ Thibeault stated that any less than \$200,000 will not likely pay its way, \$200,000 - \$300,000 – maybe, \$300,00 – up - probably. He said if Dover builds 300 residential units per year there will be a problem with the tax rate.

Frank Torr asked about the timing of the rezoning.

Steve Stancel stated that he hopes to have 9 or 10 rezoning proposals ready to put in the Planning Board packets for the Board to discuss next week. He said he hopes to get the Board to accept the Master Plan and schedule a public hearing for the fall to allow time for neighborhood meetings to get input.

Tony McManus asked about the riverfront development west of the downtown. He wants to consider residential along the river.

Mike Bobinsky stated he wants to support the work on other chapters of the Master Plan.

Ron Cole opened the meeting for public comments and questions.

Dana Lynch of the Chamber of Commerce, stated he is concerned with opportunities lost by one poorly placed residential development. He said he wants to move forward with the Master Plan adoption and rezoning process. He asked the Board not to forget the waterfront rezoning.

Malcolm McNeill strongly supports the prompt adoption of the Master Plan and getting rezoning underway. He stated that Russ Thibeault is a paid professional and recognized expert that should be listened to. He said that he disagrees with Tony McManus' letter. He said he has refused business due to his disagreement with the location of proposed subdivisions. He said he tried the Quinlan case and won it.

Mr. Goudy stated he is concerned with the process causing a moratorium for landowners.

David Choate, Coldstream Realty, represents the Bank of NH, who owns land on Watson Road. He said there is no sewer and it would be expensive to extend, the road network is inadequate and the cost to rezoning would be substantial.

Mr. Griswald stated he wants to have more investigation of areas before posting zoning changes. He stated he represents a potential residential developer.

Dean Fournier said that he doesn't favor the Watson Road area. He stated he supports the overall rezoning and wants to rezone an area on Central Avenue north of the hospital.

Lisa Stacy wants the Planning Board to consider the impact of the displacement of existing homeowners.

Steve Stancel wanted to stress the importance of not delaying the adoption of the Master Plan Chapter and beginning the rezoning process. There are many residential proposals coming forward that could cause problems.

Ron Cole thanked everyone for coming to the meeting.

Meeting adjourned at 9:15 PM.