

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
COUNCIL CHAMBERS
FEBRUARY 3, 1999
7:00 P.M.**

Ordinance #25 – 12/9/98, Chapter 170, Zoning. Sponsored by Councilor Jerry Reese.

The Mayor opened the meeting and explained the rules. He also stated this is not a public forum, but a chance for the City Council to get more information.

Wilson asked to clarify the resolution.

The Mayor stated there will be a citizen's forum next week our rule is for 5 minutes.

The first item on the agenda.

Perry stated we will divide the questions and they will take the items one at a time.

Those in questions with a petition will take a 2/3 vote, the others a majority.

Rawding was absent.

The City Manager stated he checked with the New Hampshire Municipal Association legal council today and it's their opinion that you can change. He stated if there are more restrictions the ordinance will need another public hearing, if it is less restrictive another public hearing is not needed.

The City Manager's recommendation is to allow it to stand, it would not be his suggestion for the City Council to deliberate, but to vote it down and send it back to the Planning Board for changes.

Wilson asked the Mayor if he agrees with this analysis.

The Mayor stated yes, but still follow the 2/3 vote based on the number of councilors present.

Wilson then asked can we take item #1 and separate it out and vote on it?

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The City Manager recommended to vote on the petition issue and vote to accept the petition.

Landry stated this sounds like we are going to apply the 2/3 vote even though technically we don't have to.

The City Manager recommended that they vote both restrictions.

The Mayor stated Rawding apologized for not being here. He then turned it over to Steve Stancel.

Steve Stancel stated this is not a big statistical presentation tonight. He stated they all were at all the meetings. He stated everyone has a basic understanding of the ordinance. Stancel stated Dover is going to continue to grow. He stated we need to manage the future growth tonight in a positive manner. Steve Stancel stated the Master Plan has attempted to do this.

Stancel stated the current zoning does not allow for Dover to do this. The Master Plan predicts Dover will need 401 acres of non-residential, vacant upland during the next 10 years to support the projected economic development. He stated we currently have 264 acres of vacant land zoned for non-residential development. Therefore, we have a shortage for even the next 10 years.

Stancel stated, we must make sure land is available beyond the next 10 years.

He stated this may be our last chance forever.

There is approximately 10K acres of vacant land in the city today. Of that, 50% is vacant upland or 5K acres. Ninety-two % is zoned residential and less than 8% is zoned non-residential.

There are 430 residential units approved and waiting to come in for building permits (135 single family). On Friday, two more developers will bring in 62 additional single-family house lots. Stancel stated residential properties do not bring in enough revenue to cover service costs. He stated the Master Plan projects the city will suffer serious deficits in their budgets unless we move to change our policies.

Stancel stated we must strive to achieve a better balance.

The two main objectives in the Master Plan are to control the amount of mix between residential and non-residential growth.

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The Planning Board chose to take a comprehensive approach in attempting to meet the goals and objectives of the Master Plan. The Planning Board initially reviewed more than 30 proposed changes.

Stancel stated the purpose was to take a more global approach and looking at how the proposed plans affect and interact with each other. The original 30 changes included 10 areas; 9 areas from residential to commercial/industrial zones and 1 area from office to retail use.

Stancel stated the proposals went through an exhaustive review process: work sessions, 4 neighborhood meetings, 2 public hearings and numerous workshops. He stated some of the proposals were rejected by the Planning Board, others were revised significantly mostly as a result of public input.

Despite the compromises, the proposed 19 changes will go a long way to achieve goals and objectives of the Master Plan.

Stancel stated they will specifically provide adequate land area for future economic development by changing currently zoned residential land to commercial/industrial.

He stated the 5 remaining areas proposed for rezoning total 879 acres, approximately 466 are upland. Stancel stated the 19 changes will require larger lots and encourages open space.

Stancel opened it up to questions.

Landry asked a question regarding E. Knox Marsh Road and Bellamy Road. He stated there are 2 parcels; 1 is RM-20 and 1 is R-20 – both are proposed to go to B-4. Landry asked if there were no rezoning and it stays RM-20 and R-20, but the wetland portion and lot size rezoning items passed, is it likely anyone could build residential on the property?

Steve Stancel stated he believes you can. He stated this item went through the Planning Board without any comment from anyone; either pro or con.

Landry stated he is concerned with Bellamy Road corner.

Wilson asked for clarification on Stancel's opening remarks.

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Stancel stated in addition to help restrict, we would be laying groundwork for future balance of growth. He stated the Planning Board is working on open space future residential density controls. These are the specific words that Wilson wanted.

Wilson asked are we doing something specific now to try and slow down residential growth?

Stancel stated the Planning Board is working on this, but it depends on the ordinance passing.

The Mayor asked if there are any other recommendations for Columbus Avenue?

The City Manager's staff has not received any changes or requests to send it back to the Planning Board.

Berry stated he is concerned about #1. Littleworth and Columbus, #5. Knox Marsh and one or two other items.

The Mayor agrees and Wilson stated this sounds correct.

The items are #2., #3., #4., and #6. through #19. and Perry would like to abstain from #17. Berry stated we will honor Perry's request to abstain from #17.

Items #1. and #5. Will require a 2/3 vote and Item #17 requires just a straight 2/3 for denial.

Berry stated he questions why #5. is controversial.

Landry stated he has concerns over #5. He stated this property backs up to houses and Bellamy Park.

Johnson stated his concern is out of developable space, he doesn't feel there is a big difference between commercial or residential.

Landry stated it could be preserved as open space if the city purchased it.

Johnson stated he would rather it was developed commercial/industrial.

Wilson stated his concern is B-4 is motel/retail.

Steve Stancel stated this was done so that both sides of the street are B-4.

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Johnson questioned if Steve could address the Applied Economic Research Report of 1997. The use of the Northeast Regional figures rather and Dover figures and the cost of education versus revenues.

Stancel stated that he spoke to Russ Thibault regarding his use of .72 children versus .379 children per single family household from our Geographic Information System (GIS). He stated this holds as an average for existing structures, however, new structures generally have a higher number of children per unit.

Stancel stated the United States Annual Housing Survey for the Northeast U.S. that reflects school generation in new housing produces .65 to .75 students per structure based on his experience and his analysis.

Stancel stated we have used our GIS and randomly selected 10 existing subdivisions; 9 of which were constructed in the last 10 years and based on 1997 the average is .76, so the .72 works.

Stancel stated there are several ways to make projections.

Johnson stated he is comfortable there is significant impact due to increased enrollment with regards to the numbers.

Stance stated all statistics are considered.

Residential development does not pay.

Reese questioned the diagram on Knox Marsh Road – the R-20 piece of land – nearer to Bellamy Road.

Clarification is the green area on Steve Stancel's map is wetlands.

Wilson tells Johnson he tried calculating with single family households, too.

If you look at the corners of Knox Marsh Road and jump over the turnpike, there are a couple of gas stations – one pays \$4K per year in taxes.

Wilson stated he has a residence and he pays \$6K.

Wilson stated it takes \$5,500 per year to educate a child in Dover.

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Landry stated he understands the .72 per child per household; does the density number change regarding apartments.

Stancel stated, yes a 2-3 family apartment produces
.59 children per unit
.17 children for garden style
.26 children for condominium
It depends on the type of construction.

Landry asked if the 2 parcels had different owners. Stancel stated one owner of 2 parcels.

Berry stated he had three points to make.

- 1) He believes you can make the numbers dance any way you want
- 2) If we are talking multi-family; Whittier has a tremendous amount of kids.
- 3) We can't wait for Claremont 2; they will be redistributing how residential pays for itself.

Berry asked do we really need to rezone 500 acres. He stated we need to recommend to the Planning Board what the council wants to see.

The Planning Board has worked hard. He stated he is concerned we need to look at a reasonable compromise with these people.

Perry asked Steve Stancel regarding the non-controversial items. There are changes of residential to non-residential land. What percent do they account for?

Stancel stated there are 876 acres total
466 acres of which are upland

Perry asked how much conversion are you left with and Littleworth Road and Knox Marsh Road.

-500 from the 876 and
-250 from the 466

Perry does not agree with Berry regarding the Claremont decision with all the talk of financial ramifications. He stated there is a fundamental decision about people in their neighborhoods and how much they want to give up. He needs the Claremont decision to be made.

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Johnson does not share Perry's Claremont views. He stated we would like more open space in our planning.

Perry stated it will change the way it is applied and amass the assessment.

The Mayor concluded the discussion on items #1., #5., and #17.

Johnson stated we will treat petitions as valid and require a 2/3 vote.

Berry asked are we willing, if we do vote down, are we willing to advise the Planning Board with recommendations.

Johnson suggests the council state why they objected to rezone.

The Mayor stated we will vote next Wednesday night. February 10, 1999.

The meeting was adjourned.

Judy Gaouette
City Clerk