

**MINUTES  
WORKSHOP  
DOVER CITY COUNCIL  
COUNCIL CHAMBERS**

*Wednesday*  
**JUNE 17, 1998  
7:00 PM**

**1. MOMENT OF SILENCE**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Members Present: Councilor Landry, Councilor Rawding, Councilor Reese, Councilor Wilson, Mayor Wil Boc.

Members Absent: Councilor Johnson, Councilor Jalbert, Councilor Berry, Councilor Perry.

**4. JOINT MEETING WITH THE PLANNING BOARD TO DISCUSS THE MASTER PLAN**

The Mayor opened the meeting and asked Steve Stancel to speak.

Steve explained the goals of this section of the Master Plan and the process followed to reach this point in the Master Plan and how they took surveys and interviewed all the assorted groups to get their input. He stated after this is finalized various zoning changes will be implemented.

Russ Thibeault presented his product regarding the Master Plan. What will be the major impact over the next 10 years? What is the benefit of the city's residents. A decade of quality development.

Russ proceeded with the pros and cons of the past 10 years and told what he feels needs to change in the next decade.

Russ pointed out that the tax rate has been the next to the lowest of the larger cities in the area. He went on explaining the handout he gave to everyone.

He feels the seacoast's economy is in really good shape.

Russ stated if things don't change (see page 4 of handout will happen).

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Russ stated residential development pressures are increasing. He stated Dover is a prime location for residential growth.

Russ stated he is not an advocate of growth caps. He stated he doesn't feel it's healthy for a community.

Rawding asked about the 500 people that were surveyed. Steve reported they were brand new people. Rawding wanted a breakdown of men, women, age, etc. Steve stated he would provide this at a later date.

Rawding asked what are the numbers of residential places that have already applied for permits.

Steve stated there are 250 – 300 units that are approved right now. He stated in 1990 – 1994 there were only about 50 per year, but last year it was up to 150.

Rawding is confused about the image enhancement; he feels it is a double edge sword.

Russ stated if we only did an image enhancement and no rezoning or waterfront development. He stated this might be a problem by trying to improve the quality of development.

Rawding stated for us to try to change the status quo it will take time.

Rawding stated the word on the street is that Dover is a very nice community and real estate agents are promoting Dover.

Rawding continued regarding image enhancement. He stated if we increase property values, people will be asked to pay more taxes.

Rawding stated he doesn't want to drive long-term citizens out of Dover because of high taxes. He stated he does concur with the report, he stated he wants a balance.

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Wilson has a question for Steve regarding page 11; regarding the Enhance Quality of Residential Development in all or some multi-family is there room for us to tighten up?

Steve stated he feels there is room for this reform of the density of specific neighborhoods.

Landry stated he enjoyed the report and asked about mortgage interest rates in this country.

Landry asked how this is factored into the compilation.

Russ stated he feels using the long-term trends of the economy, the seacoast is definitely up.

Landry asked if rezoning parts of Dover is recommended for a defensive posture?

Russ stated industrial land is fussy; it has to be fairly flat, close to roads, etc.

Landry stated he is concerned about the vacancies in downtown Dover. Landry asked some additional questions with regards to Pease and Portsmouth.

Russ stated the labor force is a factor for Dover. Pease is more for large companies and the land prices are high.

Landry asked about page 5–7. What does AcIndv mean?

Steve Bird stated code 1010 means vacant residential land.

Reese asked what part does a quality school system play in having industrial businesses relocate in Dover?

Russ stated for business, the quality is important but not the primary importance (the area not specific to the city).

Reese asked about the importance for residential?

Russ stated probably the #1 factor.

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Tony McManus asked about backup figures for the handout.

Russ stated yes, there is a section that covers that.

Ron Cole wanted to address three or four issues.

- 1) Regarding improving the downtown and regarding "NH downtown Main Street Program". Mr. Cole feels by hiring an experienced manager you can circumvent doing "NH downtown Main Street".
- 2) Stated the waterfront charrette has had an awful lot of work done to it that was not mentioned.
- 3) Would the city be faced with legal issues if we put in a housing moratorium.
- 4) Regarding offense versus defense, which would Russ recommend?

Doug Dede asked what is the unused portion of space? Liberty will be having three more buildings on this site. Russ stated the 209 acres were included in the commercial counts of acres.

Mr. Dede restated the question. Was the open space at the front of Liberty land considered vacant?

Steve answered, yes.

Bobinsky asked what the capacity of utilities was?

Russ stated it is a balance that would have to be maintained.

Bob Long asked about the analysis on Enterprise Park.

Russ stated he feels Enterprise is a success. He stated he didn't sense anyone is waiting in the wings to pick up the growth.

John Scruton – Sixth Street. Mr. Scruton asked about the current use program. He stated he heard it doesn't cost anything.

Russ feels it costs in revenues, but doesn't assure public access.

A lady asked about the 209 vacant acres. How many acres were developed over the previous 10 years?

Russ stated see page 5-1 in the Master Plan. (288 acres)

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Rawding asked to talk about water. He stated we have seven (7) wells including the Griffin Well.

Rawding stated based on guidelines, do we need 10 or 12 wells or what? Do we need to double the capacity of our existing wells? He also asked, based on Russ' projection, where does he see us in 10 years with regards to water?

Russ answered the population projection would mean 10 – 15% increase in growth.

Bobinsky mentioned hopefully that the Griffin Well will be up and running by fall. He also stated the city has land on Black Water Road or County Farm land that has potential.

It produces 2 million gallons per day but it fluctuates. We have things in line to look to into the future.

Rawding stated he doesn't want to put Dover at risk. But we are in charge of our own destiny.

Rawding stated he would like a review of our water capacity and protection. He also asked where will we be in 10 years?

Mike Joyal stated that Bobinsky and staff are always looking at capacity and alternative water sources. It's already built into the CIP.

Mr. Scruton stated that Turnkey is sitting on a huge aquifer; one of the largest in the area.

Landry asked about the density and major exits off highways. Other areas mix residential with industrial. How do you feel about this?

Russ stated Bedford does this and Rochester is examining this zoning concept along Route 11. He stated this may not work in Dover, but he will look at it again.

Mayor Boc asked for more questions.

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Russ gave his closing remarks and wound it up.

**5. ADJOURNMENT**

The Mayor seeing no other business adjourned.

JUDY GAOUETTE  
DEPUTY CITY CLERK