



CITY OF DOVER

CITY COUNCIL - AGENDA

Meeting Type: Special Meeting
Meeting Location: Council Chambers, City Hall
Meeting Date: **Wednesday, March 16, 2011**
Meeting Time: **7:00 PM**

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL ATTENDANCE**
5. **CITIZEN'S FORUM**

Citizens are invited to speak on the subject matter of the Special Meeting. Statements shall be limited to five minutes.

6. **NEW BUSINESS**
 - A. **RESOLUTION: ARCH STREET REZONING**
SPONSORED BY DEPUTY MAYOR TREFETHEN
7. **ADJOURNMENT**



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2011.03.23 – 29**
Resolution Re: Arch Street Rezoning

WHEREAS: The Dover City Council voted to re-zone Arch Street to R-12 (Medium Density Residential) on January 26, 2011; and

WHEREAS: Salmon Falls Holdings, LLC has requested a re-hearing pursuant to RSA 677:3 by letter of February 17, 2011;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The request for re-hearing for the zoning change on Arch Street is approved/denied (select one).

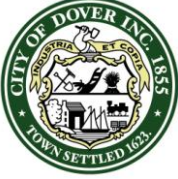
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Deputy Mayor Dean Trefethen

Approved for Legal Compliance: Allan B. Krans, Sr.
General Legal Counsel

Recorded by: Karen Lavertu
City Clerk



CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2011.03.23 – 29**
Resolution Re: Arch Street Rezoning

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YEAH	NAY
Mayor Scott Myers		
Deputy Mayor, Dean Trefethen, At Large		
Councilor Robert Carrier, Ward 1		
Councilor William Garrison, Ward 2		
Councilor Jan Nedelka, Ward 3		
Councilor Dorothea Hooper, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Gina Cruikshank, Ward 6		
Councilor Karen Weston, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2011.03.23 – 29**
Resolution Re: Arch Street Rezoning

RESOLUTION BACKGROUND MATERIAL:

1. On or about October 1, 2010, thirty-three (33) residents of the Arch Street area of the City of Dover signed and filed with the Dover Planning Department a petition for amendment of Dover Zoning Ordinance, Chapter 170 with the following language: **“We, the residents of the Arch Street area, support amending Chapter 170 of the Code of the City of Dover to change the zoning on Arch Street from Urban Density Multi-residential (RM-U) to Medium Density Residential (R-12) in an effort to promote the existing character of our neighborhood.”** The petition was filed pursuant to Zoning ordinance 170-53.
2. Zoning ordinance 170-53 permits amendments to the Zoning ordinance by citizen petition, Planning Board initiative, or City Council initiative. Irrespective of the source of the proposed amendment, the process involves a public hearing and a vote of the Dover City Council.
3. On December 21, 2010, the Dover Planning Board conducted a public hearing regarding the zoning amendment.
4. On December 21, 2010, the Dover Planning Board voted to approve the zoning amendment by a unanimous vote to recommend approval of the amendment to the Dover City Council. The Planning Board submitted its report and recommendations in writing to the Dover City Council.
5. On January 26, 2011, the Dover City Council conducted a public hearing on the zoning amendment.
6. On January 26, 2011, the Dover City Council after discussion voted unanimously(8-0) to adopt the zoning amendment with the following findings:
 - A. **MASTER PLAN.** The proposed amendment is consistent with the Master Plan.
 1. The proposal is based on context and the essential character of the neighborhood, both of which are important components of the Master Plan
 - B. **REDUCTION OF ENVIRONMENTAL IMPACT.** The proposed amendment is in the public interest since it will lessen the impact on our natural and environmental resources.
 1. An increase in impervious surfaces resulting from multi-family development will aggravate storm water system requirements currently subject to increased federal regulation and attention.



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- C. ESSENTIAL CHARACTER OF NEIGHBORHOOD.** The proposed amendment will maintain the essential character of the neighborhood as a mixed residential neighborhood consisting of a balance of single-family homes and multi-family housing units.
1. The existing neighborhood is a balance of single family and multi-family.
- D. FISCAL BENEFIT.** The proposed amendment will likely result in a fiscal benefit to the City.
1. Multi-family development expands the burden on city services including public safety and schools. Expanded burden on city services has a negative fiscal impact on the City.
 2. The City of Dover has significant opportunities for workforce housing and multi-family residences currently in place and available.
- E. NEIGHBORS SUPPORT.** A vast majority of the residents of this neighborhood seek and support the proposed amendment.

CITY OF DOVER
11 FEB 18 AM 11:43

WADLEIGH, STARR & PETERS, P.L.L.C.

WILLIAM C. TUCKER
EUGENE M. VAN LOAN III
JOHN E. FRIBERG, Sr.
JAMES C. WHEAT
RONALD J. LAJOIE
KATHLEEN N. SULLIVAN
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TODD J. HATHAWAY
STEPHEN J. JUDGE
STEPHEN L. BOYD
ALISON M. MINUTELLI
MICHAEL J. TIERNEY
PIERRE A. CHABOT
JOSEPH G. MATTSON

February 17, 2011

Honorable Mayor Scott Myers and
Dover City Council
288 Central Avenue
Dover, NH 03820

RE: Motion for Rehearing of Arch Street Rezoning Decision on January 26, 2011

Dear Mayor Myers and City Council Members:

Please accept this letter on behalf of our client, Salmon Falls Holdings, LLC, ("Salmon Falls") as a Motion for Rehearing pursuant to RSA 677:3 of the Dover City Council's January 26, 2011 decision to rezone Arch Street. We believe that the City Council's decision was unlawful and unreasonable as (1) the "petitioned" zoning amendment presented to the City Council was not actually the petitioned amendment, (2) the City Council failed to consider amending the proposal to exclude all 4 corners (3) the new zoning requirements are inconsistent with the current character of the neighborhood, and (4) the City Council failed to consider that the rezoning was unlawful spot zoning.

I. The Zoning Amendment Brought Before the City Council Was Not the Original Petitioned Zoning Amendment

The original petitioned zoning amendment included the RM-U properties on the north side of Silver Street in the proposed rezoning. Planning staff apparently felt that these properties should remain RM-U and presented to the Planning Board a revised proposal just including the properties abutting Arch Street but none of the Silver Street properties. Including the multifamily properties on Silver Street would greatly increase the nonconformity of the rezoned area. In addition, the petitioned zoning amendment did not include the properties on the east side of Arch Street in the proposed rezoning. See Petitioned Zoning Amendment attached as Exhibit A. Finally, the petitioned zoning amendment did not propose rezoning to add additional B-3

property. Pursuant to Section 170-53 of the Dover City Code, the Planning Board had the obligation to present the petitioned amendment to the City Council for its review. The proposed rezoning heard by the City Council on January 26, 2011 was not the petitioned zoning amendment, but a zoning amendment drafted by Planning staff after discussion with one of the petitioners. See Rezoning voted on by City Council January 26, 2011 attached as Exhibit B. The City Council should rehear its January 26, 2011 decision and remand the zoning amendment back to the Planning Board to for its recommendation on the actual petitioned zoning amendment. Failure to follow proper procedures as set forth in the City Code may nullify any zoning amendment adopted by the City Council.

II. The City Council erred by not considering that the proposed amendment should be modified to conform to the stated purpose of the amendment.

Even if one accept the idea that the Arch Street neighborhood should be rezoned, the current proposal is not accurately drawn to accomplish the stated objective of the amendment, which is to “promote the existing character and ensure that existing dimensional characteristics of lots on Arch street are preserved.”

The current proposal includes some, but not all, of the lots with frontage on Arch Street. Neither of the southern corner lots are included in the proposal. In addition, only one of the two northern corner lots are included in the proposal. Thus, three of the four corner lots are excluded from the proposal. Only lot 11-15 (a three family home owned by Salmon Falls) is included in the rezoning. If all four corner lots were excluded, the remaining area in the rezoned district would be in greater conformity than it would be under the current proposal where only 3 of the 4 corner lots are excluded.

In addition, the rezoning is illogical because it does not simply extend a current zone or adjust the boundaries between zones. Rather, it creates an island bordered on the north by the railroad, on the west by the Spaulding Turnpike, on the south by the Silver Street multifamily properties, and on the east by Richmond Street multifamily properties. The result is an area where there are properties that are zoned B-3, properties zoned RM-U, and a newly created small area of properties zoned R-12. The newly proposed area will not adjoin any other residentially developed R-12 area. One would need to go over the railroad to reach other R-12 lots. The railroad acts as a natural border between neighborhoods. It would be more logical to keep the area RM-U, consistent with the RM-U to its south on Spring Street, the RM-U properties to the east, and the RM-U properties to the north of Washington Street. Furthermore, the west and southwest boundaries are B-3 district properties, which would be more consistent with the RM-U district than the R-12 district.

Nevertheless, if the City Council truly thinks it is wise to expand the R-12 area, it should have tabled this proposal until a study could be done regarding whether to include all properties south to the adjoining R-12 district on the north side of Silver Street, and/or whether to include all of the properties north to the adjoining R-12 district on the other side of the Railroad, (including the properties north of Washington Street). The proposal as drawn simply does not

make sense when one view the zoning map beyond those properties included in the proposed rezoning. See attached map.

It appears that the petition to rezone may have stemmed from concerns residents have raised regarding the possibility of a new subdivision road to the western back land creating additional traffic on Arch Street. In years past, several potential developers have submitted subdivision proposals to the Planning Board, all of which have failed to comply with the City's subdivision road standards. The subdivision road standards operate to prevent any development proposals that would have a negative impact on transportation on Arch Street. These concerns do not warrant rezoning of the Arch Street neighborhood to prevent a theoretical problem which the City's subdivision regulations control.

III. The City Council Erred in Voting to Adopt this Zoning Amendment as it is Contrary to the Requirements of Dover City Code Section 170-53(F).

Dover City Code Section 170-53(F) provides seven different factors for the City Council to consider in adopting amendments to the zoning ordinance. The City Council acted unlawfully and unreasonably in adopting the zoning amendment as the amendment did not conform with these seven factors.

A. The proposed rezoning will increase nonconforming properties in the district.

The most fundamental problem with the proposed rezoning is the failure of the City Council to fairly consider "the effect of the proposed rezoning on the neighborhood, including the extent to which nonconformities will be created or eliminated." See Dover City Code, Section 170-53(F)(5). The proposed rezoning accomplishes exactly the opposite of what good planning is supposed to achieve: it greatly increases the non-conformities and imposes standards not in keeping with the character of the neighborhood.

The Arch Street neighborhood is a mixed residential neighborhood. The proponents of the rezoning state "the majority of homes on both sides of Arch Street are currently single family residences." This is not exactly the case. While a majority of the *buildings* are single family, a majority of the *housing units* are multi-family. Of the 29 existing housing units in the affected area, 15 are either Duplexes, Triplexes or 5 - Families.¹ Of the 17 housing units on the west side of Arch street, 11 are currently three-to-five family homes.

Current zoning in the RM-U district allows 1 and 2 family homes as of right. Three and four family homes are permitted only via special exception. The RM-U district is not just for multi-family buildings, but for a 1 and 2 family homes with the possibility of 3 and 4 family homes. The current neighborhood is a combination of 1, 2, 3 and 5 family homes. **The current**

¹ Lot 11-11 is a 5 family, 11-10 is a 3 family, 11-16 is a 3 family, 10-163 is a Duplex and 10-152 is a Duplex.

neighborhood is consistent with the RM-U district. Under the rezoning, the R-12 district regulations would prohibit 3 and 4 family homes under any circumstance. Given the number of three or more family homes currently in the neighborhood which would now be deemed nonconforming, this change would greatly increase the number of nonconforming uses in the district.

In addition, the R-12 district requires greater lot area and greater frontage than the RM-U district. Currently, all but 1 of the 20 residential lots² in the Arch Street neighborhood conform to the area requirements. Rezoning will increase the number of lots with non-conforming area to 7 of 20. **This would represent a 700% increase in nonconformity in the district.**

The greatest number of nonconformities will result from the increase in frontage requirements. While the RM-U district requires 80 feet of frontage, the R-12 district requires 100 feet of frontage. Currently, 9 of 20 lots in the district already have nonconforming frontage. However, of the 9 lots which are currently nonconforming due to insufficient frontage, 7 of those 9 lots are nonconforming by 10 feet or less. The proposed rezoning will result in 12 lots with nonconforming frontage. Furthermore, all 12 of those nonconforming lots will be nonconforming by 15 feet or greater.

If one combines the use, area and frontage nonconformities, after rezoning, 16 of the 20 lots and only 25 of the 29 housing units will be conforming. **It was unreasonable and unlawful for the City to adopt a rezoning that makes 80% of the properties in a district non-conforming.**³ The rezoning does not discourage further development which is inconsistent with what currently exists—it makes what already exists unlawful in the district.

Given that the Arch Street neighborhood is currently a mixed use district, it is simply disingenuous for the Petitioners of the amendment to suggest that its purpose is to promote the existing character and ensure that existing dimensional characteristics of lots on Arch Street are preserved. As set forth above, this is a mixed use neighborhood with a significant number of non-conforming properties. Despite this reality, a limited group of residents wants to rezone the neighborhood to exclude what they believe are “lesser” uses, such a multi-family residence. By zoning such uses out of this neighborhood, such uses will simply be transferred elsewhere in the City. These alternative neighborhoods will have to suffer from the increased traffic, density, potentially incompatible uses and congestion that may occur when uses which are in fact consistent with the Arch Street neighborhood are forced elsewhere. This, in turn, will have a negative impact on other districts in the City.

² The railroad is the 21st lot but is not used in these calculations as the railroad lot is not and cannot be used for residential purposes. The railroad lot is conforming and rezoning has no effect on the railroad use.

³ The original proposal submitted by the Petitioners included several of the duplex, triplex and multifamily properties along Silver Street that are part of this neighborhood. Nevertheless, these properties, which would make the neighborhood majority multi-family, were not included in the proposal. This is clearly an effort to gerrymander the proposal to make it appear as conforming as possible. Nevertheless, the current proposal still results in 80% non-conformity.

The Planning Department's own report to the City Council reflects the fact that this zoning amendment would increase non-conformity in the district and that the amendment favors the wishes of a limited number of residents, rather than reflecting the reality of the district. The report of January 6, 2011 states "[t]his proposal was requested by the neighborhood and is in keeping with the character that a major [sic] of the residents feel is on the street." Report at p. 2. This one sentence discloses the true intent of this proposed amendment, to try to create the neighborhood that these residents desire—regardless of the current reality of the neighborhood. In this same section, the report also concedes that the nonconformities will be increased by the amendment, yet it does not provide any justification for such an absurd result.

Finally, the Planning Department's report suggests that a majority of residents in the 30 acre area support the rezoning. This is not truly accurate. Almost one third of the acreage is the Boston and Maine Railroad property which is unaffected by the rezoning. **Of the remaining 21 acres, the owners of over 16 acres or approximately 74% are opposed to the rezoning.** A majority of the property owners are opposed to the rezoning.

B. The proposed amendment is inconsistent with the Dover Master Plan.

The Planning staff's January 6, 2011 report acknowledges that the Dover Master Plan "emphasizes the need for new development to be in keeping with the existing conditions of the neighborhood." As previously stated, the rezoning attempts to alter the existing character of the neighborhood. While the vast majority of the neighborhood is consistent with RM-U zoning, over 80% of the already developed properties fail to conform to the new R-12 zoning. In 2008 and 2009, substantial rezoning occurred to bring the Dover Zoning Ordinance into compliance with the latest version of the City's Master Plan. Despite this recent comprehensive effort to rezone the City to comply with the Master Plan, there was no proposal to rezone Arch Street as part of that rezoning. A goal of the Master Plan is to preserve the limited amount of land for multi-family use in order to ensure affordable housing. The Land Use Section of the Dover Master Plan indicates that there are just 57 acres of developable multi-family residential land in all of Dover, almost a third of which would be lost if the Arch Street area is rezoned. [Master Plan, p. 37]. Note that although there are just two lots, [11-16 and 11-14], within the proposed rezoned area that have the potential for development, these two lots have a combined acreage of 16 acres. On the other hand, the Master Plan [p. 38] notes that there are 237 developable acres remaining in the R-12 district. Decreasing the RM-U acreage and increasing the R-12 acreage is thus inconsistent with Dover's Master Plan.

C. Rezoning is not consistent with any plans, reports or studies.

The rezoning is not supported by any plans, reports or studies prepared for the City. Rather, it is simply an effort by the property owners residing in the already developed properties in the neighborhood to control the development of the one undeveloped property (Jones) and the one property that could be potentially subdivided. (Salmon Falls) Under the RM-U zoning, Salmon Falls property had sufficient frontage to be subdivided into three lots. Under R-12 zoning, the property will only have sufficient frontage to be subdivided into two lots.

There are no city plans, reports or studies saying that the rezoning is necessary to protect the health, safety and welfare of the residents of the City of Dover. Although Dover has recently had a significant study that resulted in Form Based Zoning, there have been no recommendations to limit the development of the Salmon Falls and Jones properties. In fact, the City amended its Zoning Ordinance in 2009 to provide for transfer of development rights from properties on the west side of the Spaulding Turnpike to the east side of the Spaulding Turnpike, in order to discourage development in the western rural areas of the city, by encouraging development in the eastern urban areas of the city. The rezoning of Arch Street to eliminate the development of the Jones and Salmon Falls lots is contrary to the intent of this plan, as it would discourage development in this area.

D. Rezoning will have no effect on municipal services or capital facilities as described in the Capital Improvements Plan.

Section 170-53(F)(3) requires the City Council to consider the effect of the proposed amendment on the City's municipal services and capital facilities as described in the Capital Improvements Plan. Arch Street is a busy through street connecting two of the main arteries into the City. Most of the lots on Arch Street were developed decades ago. The rezoning only effects the development of two properties. One of the concerns stated by the citizen petitioners is that multi-unit residential development on these two properties needs to be discouraged to prevent overburdening the traffic on Arch Street or overburdening the water, sewer and schools for the neighborhood. However, this general concern for protecting the neighborhood from over-development will not be eliminated by the rezoning, as it will have no effect on municipal services or capital facilities. Under the current RM-U zoning, one would need a special exception to build a 3 or 4 family home in the zone. In order to grant a special exception, the ZBA must determine that the multifamily use will not overburden traffic, water, sewage or any other municipal system. See Dover Code Section 170-52(C)(3)(b-c). If a 3 or 4 family home would overburden city infrastructure, a special exception could not be granted. The special exception criteria already create the safety valve the City needs to assure that further development does not strain the City's infrastructure and capacity to provide necessary services.

In addition, the petitioners have stated that the rezoning is necessary to require larger lots and result in fewer units per lot in order to reduce the potential for additional traffic to the street in the future. Other than Salmon Falls, there are few to no new lots that could be created along Arch Street in the future by subdivision or other means.

The proposed rezoning also would transform some land currently zoned RM-U to B-3, which is a business zone. Such zoning would allow numerous uses that would be likely to increase traffic on Arch Street, including hotels and multi-family housing that would create much heavier traffic than those uses permitted in the current RM-U district.

Furthermore, under either the RM-U or R-12, an office, a bed and breakfast, a child care facility or a public or private school could be constructed as a permitted use. All of these uses

would likely generate significantly more traffic than a 3 or 4 family home. Thus, the rezoning would not necessarily achieve the "limited development" goal of the petition.

E. The rezoning will likely have a negative effect on the historical resources of the City.

The Master Plan notes that there is very little vacant land in the RM-U district for multi-family development. Without vacant land for development close to the city center, (such as there is west of Arch Street), existing historical buildings in the RM-U or CBD district will need to be torn down to make room for multi-family development. Once these historical buildings are razed, Dover will forever lose important historical resources.

F. The zoning amendment is not likely to result in a fiscal benefit to the City.

Under the current RM-U district zoning, one can develop a multi-unit residential building only if one proves to the ZBA that the city's existing infrastructure can support the development. Therefore, the City has a degree of oversight over the development and such development is likely to result in a net fiscal benefit to the City. However, under R-12 district regulations, development will be limited to 1 or 2 family residences, a lot will be eliminated and there will be no requirement to prove that the development of 1 or 2 family residences will not overburden the City's infrastructure. Under this scenario, the City will likely receive less tax revenue to support the same amount of infrastructure. Therefore, the proposed rezoning could have a negative fiscal impact on the City at large.

IV. The City Council Erred in Failing to Determine that the Rezoning Constitutes Illegal Spot Zoning.

"An area is "spot zoned" when it is singled out for treatment different from that of similar surrounding land which cannot be justified on the bases of health, safety, morals or general welfare of the community and which is not in accordance with a comprehensive plan." Bosse v. Portsmouth, 107 N.H. 523, 530 (1967); Munger v. Town of Exeter, 128 N.H. 196, 198 (1986); Miller v. Town of Tilton, 139 N.H. 429, 431 (1995). What is most determinative is whether the parcel in question is being singled out for treatment unjustifiably differing from that of similar surrounding land, thereby creating an "island" having no relevant differences from its neighbors. Bosse, 107 N.H. at 530. The adjoining property owners in a district are entitled to rely on the rule that a classification once made will not be changed unless the change is required for the public good. Id. In determining whether a change is unreasonable or unlawful, the fact that it is made to a small area and is out of harmony with the comprehensive plan for the good of the community as a whole are elements to be considered. Id.

The proposed zoning amendment singles out certain properties in the Arch Street neighborhood and classifies those properties differently without any justification. The only "public good" claimed to support the amendment is the preservation of the "existing character" of the Arch Street neighborhood. However, the "existing character" is not that of the single family homes which the Petitioners desire to promote through the rezoning amendment. Rather,

the "existing character" is a mixed use neighborhood with many nonconforming lots. Despite this, the proposed amendment would create even more nonconformities, thereby creating a neighborhood with different zoning classifications which do not even reflect the reality of the current properties in the area. As set forth above under Section III, the proposed changes are completely out of harmony with the City's Master Plan and Capital Improvements Plan. There is simply no justification for rezoning this limited group of properties and for singling out Salmon Falls property by reducing the value of its property through this redistricting effort. Salmon Falls justifiable property rights are substantially impaired by this reclassification which cannot be supported by any claim that it is required by the health, safety, morals or general welfare of the community.

CONCLUSION

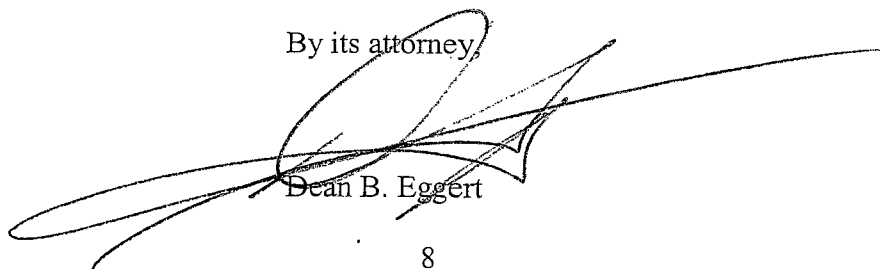
Salmon Falls respectfully requests that the Dover City Council rehear this rezoning proposal pursuant to RSA 677:2. The proposed rezoning of Arch Street will increase the number of nonconforming properties so that 80% of the properties will be non-conforming. There are only two properties in the rezoning that have a potential for development and the owners of both of these properties oppose the rezoning. These owners own 74% of the residential acreage in the rezoning area. To the extent the rezoning petitioners are concerned that subdivision of the Salmon Falls property would result in an overburdening of city resources, these speculative concerns will be considered at any public hearing prior to subdivision approval. The types of concerns expressed by the petitioners are precisely the concerns which the City's subdivision regulations will prevent.

Likewise, to the extent that the rezoning petition is intended to prevent a potential 3 or 4 family home from overburdening City resources, the fact that one must obtain a special exception prior to building a 3 or 4 family home eliminates this concern. The ZBA cannot grant a special exception if such a development will overburden the City's infrastructure. The Arch Street neighborhood is currently a mixed residential neighborhood and the zoning classification accurately reflect the character of the neighborhood. The City Council should rehear and deny the attempted rezoning of the neighborhood to a classification which does not accurately reflect the current character of the neighborhood, but rather is based on a desire to exclude what some residents deem as undesirable multi-family residences. This effort amounts to spot zoning which is illegal and should not be supported by the City of Dover.

Sincerely,

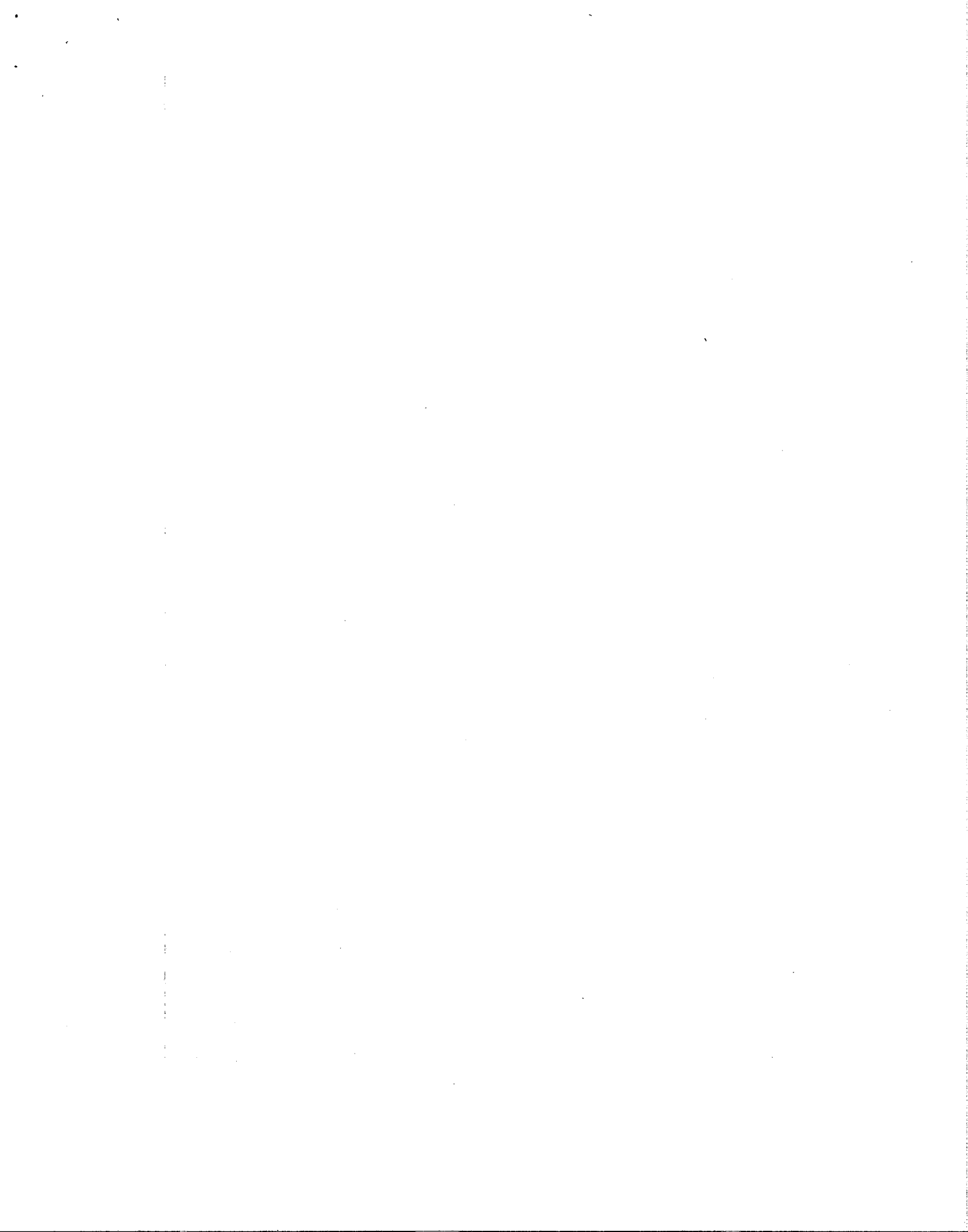
Salmon Falls Holdings, LLC,

By its attorney,


Dean B. Eggert

cc:

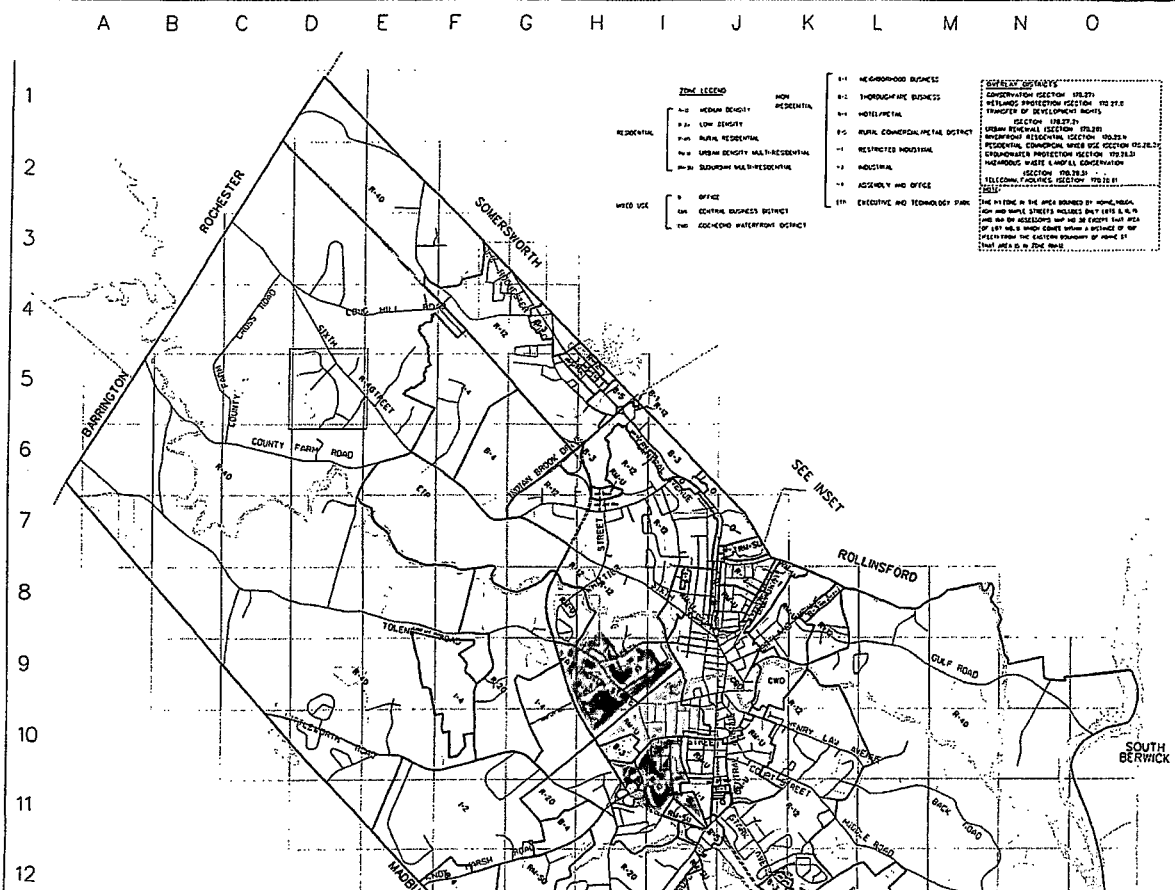
Karen Lavertu, City Clerk
Mr. Henry Brandt
J. Michael Joyal, Jr., City Manager
Allan B. Krans, Esq.
Michael J. Tierney, Esq.



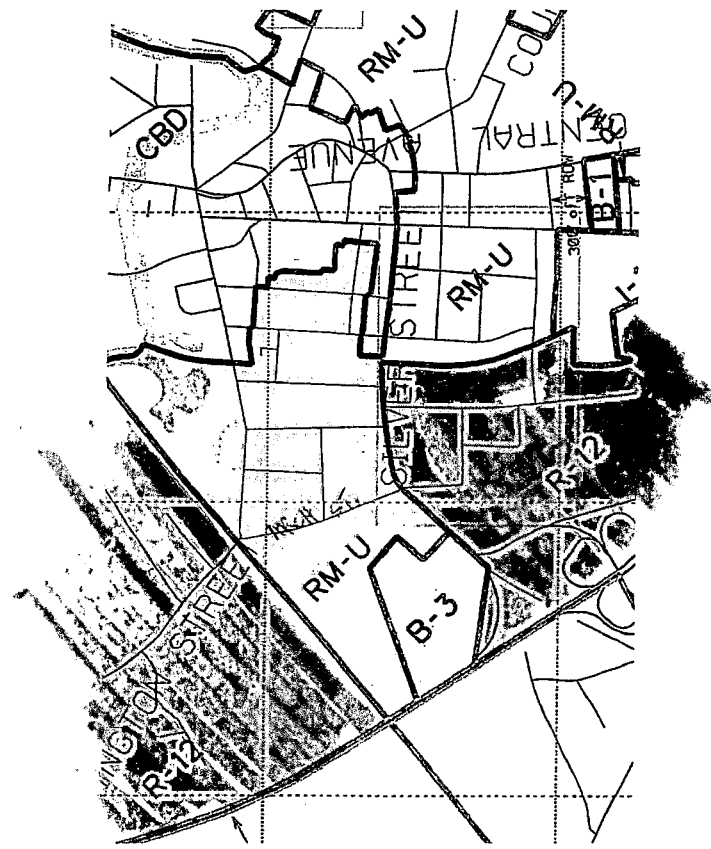
We, the residents of the Arch Street area, support amending Chapter 170 of the Code of the City of Dover to change the zoning on Arch Street from Urban Density Multi-residential (RM-U) to Medium Density Residential (R-12) in an effort to promote the existing character of our neighborhood.

NAME	ADDRESS (Dover, NH)	DATE SIGNED
George G. Sherwood	43 Arch St Dover NH	9-22-10
Jane Ann Sherwood	43 Arch St Dover NH	9-22-10
Patricia S. Driscoll	41 Arch St. Dover, NH	9/22/10
John F. O'Connell	41 Arch St. Dover, NH	9/22/10
Doreen Leighton	39 Arch St. Dover NH	9/22/10
Nancy Whiting	37 Arch St. Dover, NH	9-22-10
Annmaria B. Stanelli	40 ARCH ST, DOVER NH	9-23-10
Jack Buckley	36 Arch St Dover NH	9-24-10
Sharon Buckle	36 Arch St Dover NH	9-24-10
Laurence J. Tate	2 Arch St Dover, NH	9-25-10
Patricia J. Tate	2 Arch Street Dover, NH	9-25-10
Doug Desantis	145 Silver St Dover, NH	9-25-10
Karen O'Leary	145 Silver St. Dover NH	9-25-10
Wilson	8 ARCH ST.	9-25-10
Carol Lee	8 Arch St.	9-26-10
Joe Galt	10 Arch St	9-26-10
Robert Bryant	7 Arch St Dover NH	9-26-10
Nancy Bryant	7 Arch St.	9-26-10
Sharon G. Bryant	7 Arch St.	9-26-10

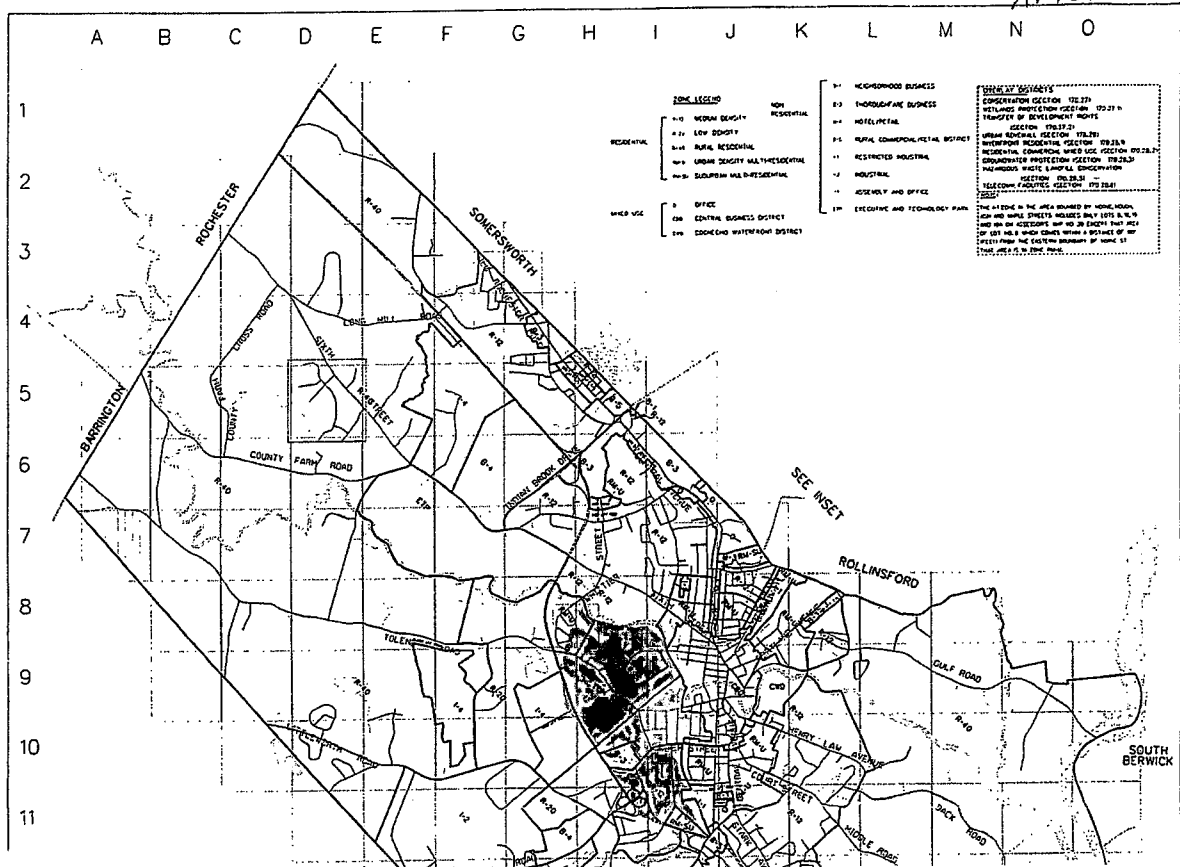
BEFORE



NOW

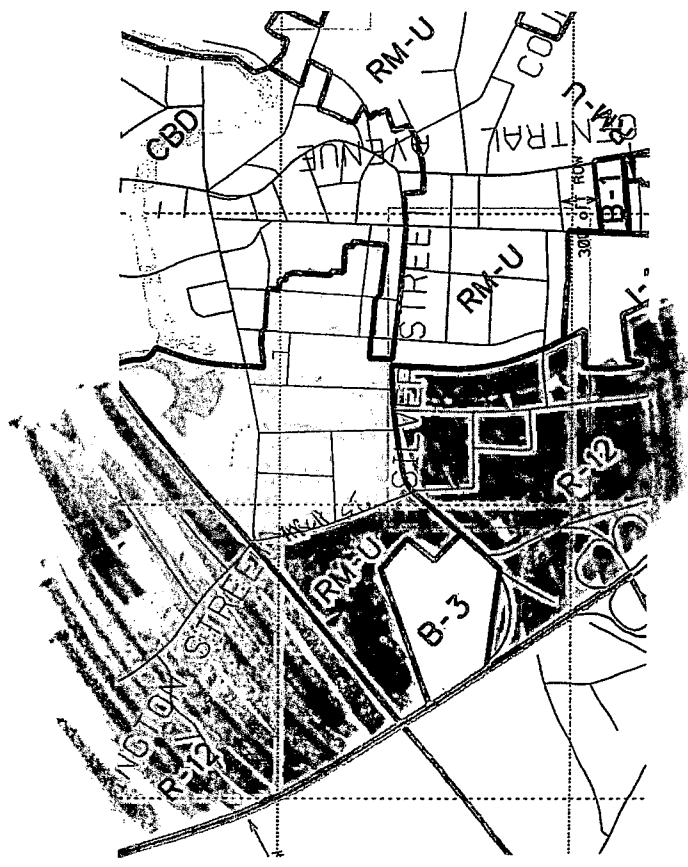


AFTER



AFTER

AFTER





Rezoning voted on by the City Council on January 26, 2011

