

CITY OF DOVER

LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room, City Hall, Dover NH
Meeting Date: Wednesday, May 21, 2014
Meeting Time: 8:00 am

MEMBERS PRESENT: Jerry Reese (Chair), Gina Cruikshank, Robert Paolini, Fergus Cullen, Norm Fracassa, Jack Mettee (9:25)

STAFF PRESENT: Steve Bird (City Planner), Chris Parker (Planning Director)

OTHERS PRESENT: Steve Whitman, Craig Seymour, Mary Hebbard

The meeting was convened by Reese at 8:18 AM.

1. Approval of Meeting Minutes of May 1, 2014

Reese had three minor corrections to the minutes.

Cruikshank made a motion to approve the minutes as corrected, Cullen seconded. Vote: Unanimous

2. Update on Chapter Progress and Addressing Questions From Previous Meeting - Steve Whitman

Whitman: I will bring a more streamlined version of the chapter in the summer. The maps have been updated based on input from the committee. The Planning Department will be providing the consultants with the draft Data Chapter. The 2007 version was a little data heavy.

Whitman introduced Craig Seymour of RKG Associates, who is a sub-consultant working on the economic section of the chapter.

Seymour: We are a real estate, economics firm based in Dover. We will not be doing a detailed economic analysis as part of this work. I was asked to take a 20,000 foot view of Dover. I looked at trends in Dover. The economy is still not back to where it was, but it is making slow progress. Dover is in a unique situation in that it is riding on the coattails of Boston, but the impact of Boston is lessening. The market includes city living but suburbs are still popular. I looked at demographics, talked with developers and Dan Barufaldi. Dover is the next Portsmouth in terms of pricing for housing and supply and demand. There are real opportunities in downtown Dover. On the commercial and industrial side, Dover is doing a good job attracting businesses. Barufaldi has done a good job. There is more affordable housing for employees in Dover. Smaller, growing companies are coming in. Dover needs to reuse the existing industrial parks. Pease is an economic engine for the region.

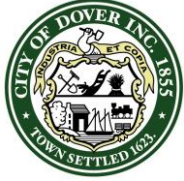
Parker: What size companies should we be trying to attract?

Seymour: I am talking about 25,000 square foot users not the 100,000 square foot users. These companies would be good for retrofitting the older larger buildings in the industrial parks. Dover has an opportunity for mixed uses in downtown, like the Robbins building and the liquor store plaza. You need good quality development to lead the waterfront. Dover needs to encourage good quality residential development to support growth. You are in a good position for commercial and industrial growth. You need to maintain the diversity of housing prices.

Parker: Can you compare Dover to communities to the north? We have made a commitment to the downtown, not the areas near the turnpike.

Seymour: The region is over retail now, there is a limit. Neighborhood retail is important to urban dwellers that don't want to travel.

Cullen confirmed that Seymour doesn't see other communities jumping ahead of Dover as the alternative to Portsmouth.



CITY OF DOVER

LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room, City Hall, Dover NH
Meeting Date: Wednesday, May 21, 2014
Meeting Time: 8:00 am

Fracassa: I wouldn't like to see Dover grow so that it becomes unaffordable. Is there anything we can do to prevent that?

Seymour: It is basic economics in terms of supply and demand. Make sure you have a diverse balance of housing and jobs.

Paolini: I have heard this before – people concerned that Dover will become like Portsmouth. Dover will always be unique and not be Portsmouth. We need to look to divert turnpike travelers to Dover.

3. Review of Maps Prepared by Dan Sundquist

Whitman discussed the maps that were prepared by Dan Sundquist and were hung on the wall for display. The existing land use map was revised to change some colors and uses were consolidated as requested. A standard color scheme was used. An Existing Land Use map of the downtown was also prepared. The Land Cover Map shows parcel lines on an aerial map. A Natural Resource Constraints map includes water protection zones, steep slopes, wetlands and floodplains. The Prime Agricultural Soils map shows those soils with protected land.

Whitman: We will do an analysis of vacant land versus protected land.

Bird: I would like to see the downtown land use map zoom in closer to downtown.

Paolini: Could we show the TIF District?

Whitman: I will get that map from the Planning Department.

Parker: The TIF may be too small to show on a city map. How can the industrial parks be revitalized? Most of the city is still zoned residential.

Bird: We need to think about what maps we want in the final chapter. I would say the two most obvious are existing land use and future land use

Hebbard: I would like to see the maps on the web-site.

Bird: These maps are only drafts that are subject to changes.

Mettee: I don't see any harm in putting them on the web-site.

Bird: It is up to the committee.

Reese asked if there was any objection to putting the maps on the web-site.

Cullen motioned to put the maps on the city web-site, Cruikshank seconded. Vote: unanimous.

4. Committee Member Comments and Questions

Parker thanked the committee members for agreeing to serve on the committee.

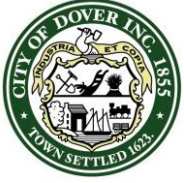
5. Confirm Next Meeting Date

Reese: Let discuss the next meeting date.

Bird: What information will be available for the next meeting?

Whitman: I should have the final draft of the chapter and we will have new maps. I am also hoping to have a draft from RKG on the economic section.

Reese: Let's shoot for June 17th at 8:00 as our next meeting. Bird will confirm.



CITY OF DOVER

LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room, City Hall, Dover NH
Meeting Date: Wednesday, May 21, 2014
Meeting Time: 8:00 am

6. Citizen Forum:

Hebbard: Put the maps on the home page and in the Planning Department page if anyone can find it.
Parker: We can also do a press release.

7. Adjourn

Cruikshank motioned to adjourn at 9:44 AM. Paolini seconded. Vote: Unanimous

DRAFT