

CITY OF DOVER

LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room, City Hall, Dover NH
Meeting Date: Thursday, March 27, 2014
Meeting Time: 8:00 am

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

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Steve Whitman (Consultant)

The meeting was convened by Reese at 8:05 AM.

1. Introduction of Members and Consultant

Reese welcomed members of the steering committee.
Committee members, Bird and Steve Whitman introduced themselves.

2. Discussion of Organizational Issues (Project Timeframe, Meeting Procedures, Meeting Dates & Times, Public Participation, etc.)

Bird: Project is scheduled to last 6 months. We need to discuss if this is the best meeting time and day. Also how to allow public participation, which could be during a citizen forum on the agenda.

Reese: I want to run the meeting by consensus.
Thursday mornings was best for most members.

3. Discussion on the Role of the Land Use Chapter – Steve Whitman

Whitman led a discussion of the role of the steering committee and how the land use chapter fits into the overall master plan big picture. It is one of two required chapters and all the other chapters should be consistent with the vision and land use chapters.
Mettee suggested that a future land use map would be useful and Whitman confirmed that one will be provided further on in the process.

4. Distribution and Discussion of 2007 Version of Land Use Analysis Chapter

Bird distributed copies of the 2007 land use chapter that was prepared in-house by staff and the 2011 Economic Development Addendum that was prepared by the Dover Business and Industrial Development Authority.

Fracassa discussed how the 2007 committee conducted a visual preference survey as part of their work.
Gasses requested that we have a zoning map that includes parcels for the next meeting.
Mettee stressed that we need to look at regional trends that might impact Dover.

5. Status of 2007 Land Use Analysis Chapter Recommendations

Bird distributed copies of the 2007 land use chapter recommendations that the Planning Department updates every year. The status of each recommendation is examined annually. Committee member should become familiar with the status of these recommendations.



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6. Distribution and Discussion of 2012 Visioning Chapter

Bird distributed copies of the 2012 visioning chapter. This chapter was prepared by Hawk Planning Resources and involved a yearlong public participation process that was titled Dover 2023.

Whitman will review the vision chapter and pull out all the land use related items for easy reference.

Mettee: I was involved in this chapter and we really had an extensive public outreach effort that included many public meetings and an online survey. It is a very well written chapter.

7. Discussion on regulatory and other significant changes in Dover since 2007

Bird explained that this agenda item was intended to be an open discussion about what has changed in Dover since the previous land use chapter was prepared.

Gasses: Infill development leaving the outskirts rural; development of the downtown; smaller houses; greener housing design.

Reese: Mill redevelopment for residential

Fracassa: Look at best practices that we want to continue; respect history; healthy downtown; Children's Museum; young professionals living downtown.

Gasses: waterfront parcel is key.

Cullen: I liked the fact that Dover was growing and vibrant.

Paolini: Portsmouth has become so expensive so Dover has benefited; we are seeing families and young professionals in our new rental units; single family home market is still slow; people will rent rather than own; great community for kids.

Cruikshank: Dover is more affordable; high school was good; there is a good vibe in Dover; better blend of incomes; rental market is hot; good restaurants; need to figure out what is happening on the waterfront; Downeaster is key and UNH students use the train.

Reese: I know a lot of commuters use the train; bus service to NY City is nice; Liberty Mutual expansion.

Whitman asked how more student housing being built in Durham will impact rentals in Dover.

Paolini: I heard Durham wants to slow down the tall student housing development.

Gasses: We are seeing more single family in Barrington.

Reese: Seeing more medical office near the hospital; reuse of Goss building is good news.

Bird: In terms of zoning changes, the adoption of Form Based Code has been the biggest change since 2007.

Reese: Many more restaurants available now.

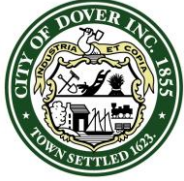
Mettee: Farmers markets are popular; trends in local food; regional farmers markets near Weeks Crossing would work.

Reese: Tuttle's Farm new market (Tender Crop Farm) is astounding with all the products he is offering; arts in the mill courtyard was great in the summer.

Cruikshank: More events in parks, like yoga or baby classes.

Gasses: We need to open up the unimproved parts of the Community Trail.

Cullen: Pease has an impact on Dover.



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8. Discussion about moving forward and things to be addressed in the update

Whitman will review the land use related items from the chapter that were distributed today and send out that information in advance of the next meeting. He will find out what land use maps might be available for the next meeting.

Bird will check on next meeting date depending on his duties with the Sign Committee and let everyone know as soon as possible.

9. Adjourn

Mettee motioned to adjourn at 9:35 AM. Cullen seconded. Vote: Unanimous