



CITY OF DOVER

## LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: 2<sup>nd</sup> Floor Conference Room, City Hall, Dover NH  
Meeting Date: Wednesday, June 17, 2014  
Meeting Time: 8:00 am

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

**STAFF PRESENT:** Steve Bird (City Planner), Dan Barufaldi (Economic Development Director)

**OTHERS PRESENT:** None

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

### 1. Approval of Meeting Minutes of May 21, 2014

Cruikshank made a motion to approve the minutes, Fracassa seconded. Vote: Unanimous

### 2. Review of Economic Text Prepared by Craig Seymour of RKG Associates

Reese: Let's start with general comments on the text provided.

Barufaldi: I had breakfast with Seymour and we discussed many of these topics. I would say that lease space in Dover is now virtually full. We are seeing more new build now. In 2014, we are at 105% of the pre recession jobs in Dover. Service and manufacturing jobs are growing. Households with children under 18 are growing, unlike other towns.

Cullen: I think we need more data specific to Dover. The language is too generic. When speaking about percentage changes, it would be helpful to see the accompanying data.

Mettee: We should compare to the 2007 data to show trends when possible.

Barufaldi: It would be more useful to look at compensation levels for jobs because Dover is seeing less low paying retail jobs. Dover is not trying to attract the big box retailers with lower paying jobs. Check out the Bureau of Labor Statistics and NH Department of Employment Security.

Bird: RKG has been developing data in various tables that can be added to the chapter.

Mettee: It would be helpful to compare Dover to communities in the region.

Fracassa: How does this data help the chapter?

Barufaldi: It helps identify future trends.

Bird: I will provide the tables that have been developed for the Data Chapter to RKG.

Barufaldi: Manufacturing jobs are coming back to Dover. I disagree with the tone of the third sentence in the first paragraph under the employment section.

Fracassa: Using the 1990 data for comparison purposes seems ancient, why not use 2000 data?

Mettee: It would help to use comparable dates for all data comparisons if available.

Cruikshank: Downtown retail is still not at the level of Portsmouth.

Fracassa: The car dealer sentence seems out of place in that paragraph. We don't have that many car dealers.

Cruikshank: I question the statement about the loss of the culinary college impacting restaurants.

Fracassa: We should use 2007 as the measuring stick since that is the last chapter date.

Gasses: How does hotel space affect the restaurants?

Reese: Overall the text is too pessimistic for me.

Fracassa: This chapter is not meant to be a fluff piece; it needs to be useful for the end users.

Bird: On the second page, the waterfront project should be mixed use not multi-family. The mill should be the Cocheco Falls mill not the Dover Mills.

Reese: Bird will communicate our concerns and edits back to Whitman and Seymour.



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### 3. Review of Revised Maps Prepared by Dan Sundquist and Discussion of Map Issues

Bird displayed the two new maps – land cover from 2006 and prime agricultural soils.

Mettee: There are two ways to categorize land use – 1. Assessing data is useful for taxation purposes and 2. Land cover is more useful using ten categories at the most.

The committee discussed the pros and cons of using land cover maps.

The consensus was to go with land cover.

Bird will check with SRPC to see if the data is available.

Reese: The fewer the categories the better for land use.

Bird: One thing we need to nail down is what maps you definitively want in the chapter. Existing land use and future land use are the obvious maps required.

Mettee: The natural constraints map would be important.

The committee discussed how the groundwater protection information on that map would impact future development. It is a factor that impacts future land use decisions.

### 4. Committee Member Comments and Questions

Gasses: We need to look at the 2007 version to see what information needs to be updated.

### 5. Confirm Next Meeting Date

Reese: The next meeting date would be July 8<sup>th</sup> at 8:00 am.

### 6. Citizen Forum:

None

### 7. Adjourn

*Cruikshank motioned to adjourn at 9:26 AM. Fracassa seconded. Vote: Unanimous*