

**CITY OF DOVER**

## LAND USE STEERING COMMITTEE – MINUTES

|                   |  |
|-------------------|--|
| Meeting Type:     | Regular Meeting                              |
| Meeting Location: | Council Conference Room, City Hall, Dover NH |
| Meeting Date:     | Wednesday, October 15, 2014                  |
| Meeting Time:     | 8:00 am                                      |

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

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

**OTHERS PRESENT:** None

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

### 1. Approval of Meeting Minutes of September 17, 2014

Cullen made a motion to approve the minutes, Paolini seconded. Vote: Unanimous.

### 2. Review of Draft Chapter

Bird described how the comment list was compiled between comments from Jack Mettee and Chris Parker, based on the draft that was distributed on 9/17/14. Whitman had distributed the latest draft via e-mail directly to the committee. I am hoping that we can review the comment list and discuss any comments you have on the chapter. I want to see if there is any consensus on the items listed on the comment sheet.

Fracassa: I am a little surprised that we are hearing comments from the first section of the chapter at this point.

Gasses: I want to see more about the future direction of Dover in the document.

Reese: I have some specific comments that I will review. On page 1, first line, “Dover’s” should be “Dover”.

On page 4, the map needs to outline Dover in a different color to make it stand out more.

Cullen: I don’t think the map is that useful.

Cruikshank: On page 7, last sentence, I question the use of the term “village”. Not many villages in this part of the state.

Reese: On page 17, 5<sup>th</sup> paragraph, second line, change “that” to “who”. The 436 number for persons in DHA housing seems really low. On page 19, Table 4, the hospital number seems low.

Bird: I got that 2014 number directly from Noreen Biehl from the hospital and it took her two weeks to figure it out because they all sorts of divisions.

Cruikshank: We should add “N/A” to the blank boxes to indicate that the data is not available.

Barufaldi: The employer listed as Churchill Medical has been bought out by a company called Vygon.

Reese: On page 29, the cottage housing recommendation need some explanation or support in the chapter to explain why it is needed and what it is.

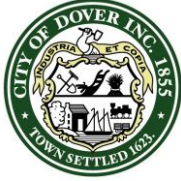
Cullen: I have typed up my comments so you can add them to the minutes.

*Title – it’s about resilience...really? It’s not like this is theme supported in the document.*

*Map on Page 4 doesn’t really say/add anything.*

*Table 1, page 5 – sort by % acreage instead of alpha by type.*

*Page 5, para 1 – strike “beginning” and “uniquely.” These things have been going on for a long time and are not unique to Dover*



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*Blurb at the bottom of page 7 says Dover is fastest-growing but table on next page says three towns grew faster. Clarify – added more residents than any other community in region*

*Page 9 two references to under 5 as least represented. Based on what? It's the only 5-year cohort so it should be smaller than the 10 year cohorts also listed. Suggests there are few kids but the data doesn't necessarily say that.*

*Figure 2 – also shows the “bulge” moving up the table in age – but this is not noted. Data without context (a recurring theme in my comments)*

*P 13, para 3: Talks about older homes being split up into multi-family as though it were new, or happening now, and not having taken place decades ago*

*P 15, para 1: Gives county stats on type of housing unit but does not list Dover's as a point of comparison. Lacks “compared to what?” / context for data*

*P 15-16: Cites NNEREN, NH Housing Finance Authority (I think –missing two words bottom of p 15?). Pick one (probably NHHFA)*

*P 16 top two tables: State whether this is now in 2014 dollars, or whatever was used*

*P 16, housing trends, para 1: List how many units in Rochester but not in Dover. If you're going to use stats, give the data for both so there is context.*

*P 13 you say downtown grew by only 300+ ppl, but then on p 16 you say urban core is growing rapidly. Well, which is it?*

*P17, para 1: references pressure on prices for lower and middle class housing. What, rich are not also affected? Of course they are as well. Rephrase to acknowledge that rising housing costs affect everybody across income levels.*

*P 17, para 2: No compared to what here. And is a flip of 49/ 51 to 51/49 really remarkable?*

*P 17, para 3: Discussion of 113 of national average doesn't really tell us anything. Again, no context: So is most of the Northeast. Is Dover higher or lower than county / region / state, is the key point.*

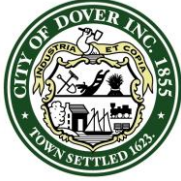
*P23, last para: Be careful about leading language in opening line – “believe” instead of “are aware”; strike “pressing need” and “importance”. This language takes sides on climate change. Word neutrally.*

*P26: Redundant with list on p 2*

Fracassa: Not to put you on the spot, but what does the staff think of the recommendations?

Bird: One area that I think needs to be reviewed is to make sure that each of the recommendations is supported by the chapter text to explain how the recommendation was developed and the rationale behind it.

Gasses: On page 30, the recommendation about agriculture needs to be softened. A farmer should be able to place a barn where he wants to regardless of the soil being important.



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Barufaldi: Maybe use the word “encourage” instead of regulatory means.

Cruikshank: On page 15, figure 5, the colors are too close to each other, need more contrast. One general comment is the chapter really seems to be encouraging workforce housing. Is that something we need to encourage? I am not saying to get rid of it, but not encourage it.

Gasses: Workforce housing is not the same as subsidized housing, it is for working people.

Barufaldi: Many younger people don’t want to buy a home now. It is a balance between providing housing for entry level employees and the impacts on the community. Dover provides more than its share of affordable housing.

Fracassa: There needs to be a balance of what gets changed at this point in the chapter. Some of these revisions are major changes. It seems late in the game to be making changes that are being proposed. Workforce housing is not subsidized housing. Maybe we need to add an explanation or definition to the text. I like that the recommendations are broken down into these groups. The waterfront recommendation needs to be more directed and forceful in support. One thing I think is missing is some sort of summary statement or section after the recommendations to give more direction to the City.

Gasses: I think the recommendations are too skimpy. I feel like we need to add more items.

Bird: While that may be true, we need to give Whitman more guidance than just that.

Fracassa: We need to be able to find justification in the chapter for each recommendation.

### 3. Discussion of Future Land Use Map

Bird: We need some input from the committee on the future land use map. We gave Whitman the guidance that that the map should show future land uses in broad bubbles, not detailed like a zoning map. My first impression is that the rural residential areas need to be broken down into more categories. There are some big differences between the densities in some of these areas labeled rural.

Fracassa: There are more suburban areas that should be called out. They are not very rural.

Barufaldi: I would want to show the Liberty Mutual and industrial park areas along Sixth Street as one grouping.

Gasses: What about these large areas that have no future land use assigned?

Bird: I could see the Miracle Mile area along Central Avenue labeled as a retail corridor.

### 4. Member Comments and Questions: None

### 5. Confirm Next Meeting Date

Reese: We are having the next meeting on October 29<sup>th</sup> with Whitman. Please send Bird an e-mail no later than next Monday if you have any more comments or any specific recommendations in mind.

### 6. Citizen Forum: None

### 7. Adjourn

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