



**CITY OF DOVER**

## LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room, City Hall, Dover NH  
Meeting Date: Wednesday, September 17, 2014  
Meeting Time: 8:00 am

**MEMBERS PRESENT:** Jerry Reese (Chair), Fergus Cullen, Norm Fracassa, Jack Mettee, Bob Paolini

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

**OTHERS PRESENT:** Steve Whitman

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

### 1. Approval of Meeting Minutes of August 12, 2014

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

### 2. Review of Draft Chapter

Whitman: I am looking for any comments you have on the draft that was sent to you.

Reese: On page 5, just note that the LDA is no longer in affect now that the developer has withdrawn. On page 17, indicate that these numbers in the graph are building permits issued. On page 21, add titles to charts. On page 23, third paragraph, first sentence, the words do not flow.

Barufaldi: I suggest changing “condition” to “position”.

Whitman: I still need to add in the proposed actions. I came across the MIT climate change study online and I want to add a reference to their findings.

Barufaldi: I was speaking with Senator Watters recently and he says the state is releasing a study on climate change soon.

Mettee: The SRPC has completed the regional housing needs assessment and this document should reference that.

Whitman: It does mention the housing needs assessment on page 19.

Bird: I attended a meeting at SRPC last week and they are still working on an update of that study with Bruce Mayberry.

Mettee: How can you call housing along the Cochecho River as being affordable?

Whitman: That is from the City CBDG plan.

Mettee: The table on page 7 is confusing to read. Is there data available on the change in household size? Household tenure data would be good. In terms of format, be consistent with the capitalizing of words like city and downtown. Be consistent with titles for tables and graphs and add source information.

Reese questioned the chart on page 7.

### 3. Review of Regulatory Review Survey

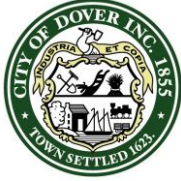
Bird explained that this was part of the recommendation for a regulatory audit for mixed uses. Whitman developed a short survey and we sent it out to 10 stakeholders.

Whitman: We received responses from 5 of the 10 people.

Whitman reviewed the results from the survey.

Mettee: It indicates that the regulations need only fine tuning rather than sweeping changes. For example, there are height issues with the existing code. It needs to be consistent with neighborhood building heights in adjacent districts.

### 4. Potential Implementation Actions



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Whitman: These are actions that we have discussed before or have come out of discussions with staff. I am looking for any reactions from the committee.

Fracassa: Why are some of items highlighted?

Whitman: When the pdf was made it cut off the comments section. The highlighted actions came with comments from staff.

Barufaldi: Under the economic development section, the bullet that talks about an industrial park, I would keep the action more general and call it a business park.

Mettee: DIBIDA is working on developing an action plan. That should be incorporated.

Barufaldi: That is not going to be done for 3-4 months.

Mettee: Changes could be added later. Is there a deadline for the chapter?

Bird: There is not a specific deadline, but the contract ends in October. Changes can be made in the document right up to the time the document goes to the Planning Board.

Barufaldi: What do you mean by agricultural soils?

Whitman: The city could develop a policy to preserve prime agricultural soils.

Fracassa: The transportation action related to the Cecil report needs to include landscaping and street trees. The city has not had a city arborist for years and the street trees are dying due to neglect.

Whitman: We need to check on the timeline for the Cecil work.

Mettee: Is this the list of actions that will be in the chapter?

Whitman: This is what we developed based on input from the committee, but we are looking for more feedback.

### 5. Discussion of Future Land Use Map

Whitman: We are working on a map that will be broad bubbles, not detailed like a zoning map. We may have a bubble for the downtown with recommendations in a text box and one for the waterfront also. Should we worry about utility capacity as a factor for future land use?

Barufaldi: We should promote high tech businesses. They look at 10 different factors when relocating.

Bird: I would include the revitalization of older industrial parks and look at changes to the regulations to promote that.

Barufaldi: Parking requirements could be less with newer companies.

Reese: Would the height regulations limit potential expansions?

Barufaldi: The footprint is more important because they usually want a higher ceiling.

Bird: What about any actions for residential areas?

Mettee: Residential neighborhoods should be interconnected both by vehicles and pedestrians to lessen vehicle trips.

### 6. Member Comments and Questions: None

### 7. Confirm Next Meeting Date

Reese: We could have the next meeting without Whitman and a second meeting with him later in October. The next meeting date would be October 15<sup>th</sup> at 8:00 am without Whitman and October 29<sup>th</sup> with Whitman.

### 8. Citizen Forum: None

### 9. Adjourn

*Mettee motioned to adjourn at 9:25 AM. Paolini seconded. Vote: Unanimous*