



**CITY OF DOVER**

## LAND USE STEERING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room, City Hall, Dover NH  
Meeting Date: Tuesday, August 12, 2014  
Meeting Time: 8:00 am

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

**STAFF PRESENT:** Steve Bird (City Planner)

**OTHERS PRESENT:** Steve Whitman

The meeting was convened by Reese at 8:10 AM.

### 1. Approval of Meeting Minutes of July 8, 2014

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

### 2. Review of July 18, 2014 Memo From Craig Seymour - RKG

Whitman: I want to review Seymour's memo to see if you have any questions.

Fracassa questioned the 3% growth in the 18-44 age group as being low.

Bird will review the age distribution table.

Fracassa: How do we provide housing opportunities for that age group?

Bird: Whitman will blend the RKG section into the chapter.

### 3. Overview of Resources Gathered and Created for Chapter Update

Whitman reviewed the two maps prepared by Sundquist. One was done using the SRPC data.

Gasses: We should talk about how the waterfront impacts land use.

Whitman: We can use the findings from the Cecil Group in this plan. We can mark up the map and look to future land use.

Cullen: We need to focus on future potential development areas.

Whitman distributed a handout on land use implementation elements and reviewed the document.

Gasses: I have a question on the urban growth boundary bullet. What areas do we have water and sewer service now?

The committee discussed areas of future growth.

Bird: The Vision chapter promotes development in the downtown and was anti-sprawl.

### 4. Review of "Getting to Actions" Chart

Whitman distributed the Getting to Actions Chart and discussed the contents.

Gasses: We talked about preserving our rural elements and developing in our downtown.

Fracassa: We have seen a lot of success in our downtown. We have a good mix of urban and rural.

Gasses: The commercial areas south of Weeks Crossing could be improved.

Fracassa: I would like to see infill in these areas like when Panera Bread was built in front of Shaws.

Whitman: Could form based code be used in those commercial areas? It relates to building placement rather than building use.



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Bird: CWDAC (Cochecho Waterfront Development Advisory Committee) is going to meet next week to discuss what steps to take next.

Discussion ensued on the redevelopment of the City waterfront parcel.

Reese: The city may have to spend some money to make the site more attractive just like we did by extending utilities up Sixth Street.

Fracassa: What were the deal breakers? Was it the cost of extending utility lines? Things have actually gotten better with the residential going in the mills and the Children's Museum.

Gasses: As part of stabilizing the shore, could the park be put in by the City?

Cullen: We could put in a multi-purpose playing field to use the parcel in the interim.

The committee discussed the benefits of what could be done to make the parcel more attractive to development. Discussed the idea of using the parcel for a public use in the interim to get people used to going down to the waterfront.

Fracassa: The parcels across the river will be developed once the city moves forward. I would like to see the contaminated soils removed and placed in the spoil cell to allow that to be closed.

Whitman discussed a land use spreadsheet that indicates that 39% of Dover is left to be developed.

Whitman will e-mail out the potential implementation actions and ask for comments.

Gasses: I get nervous about the statement about regulating the agricultural soils.

Whitman: Plainfield did it to protect prime agricultural soils and encourage the development on other soils.

### 5. Tasks Left to be Completed

Whitman: I want to run the chapter version by the staff first and then get the chapter to the committee before the next meeting.

### 6. Committee Member Comments and Questions

None.

### 7. Confirm Next Meeting Date

Reese: The next meeting date would be September 17<sup>th</sup> at 8:00 am.

### 8. Citizen Forum:

None

### 9. Adjourn

*Cullen motioned to adjourn at 9:24 AM. Fracassa seconded. Vote: Unanimous*