



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Tuesday, July 14, 2015**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- June 23, 2015 Regular Meeting Minutes.

3. OLD BUSINESS

Continued Public Hearing and possible vote on proposed zoning amendments to the Zoning Ordinance (Chapter 170), per NH RSA 675:2 & 675:7. The full text of the amendments is available in the Planning Department and at <http://www.dover.nh.gov/Assets/government/city-operations/2document/planning/outreach/Master%20Document%20of%20amendments%202015v9%202015%2006%2025AJF.pdf>

4. NEW BUSINESS

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board. Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm.

You may also view materials at www.dover.nh.gov, a map showing project locations can be found at <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.

To: Planning Board
From: Christopher G. Parker, AICP
Date: July 9, 2015
Re: Zoning Amendment packet

ISSUE:

At the June 23, 2015 Planning Board meeting, additional questions and documents were requested by the Board related to the Zoning Amendments.

INTENT:

To walk the Board through the packet of materials.

PROCESS:

The Planning Board is asked to review the attached documents, as well as previous materials and consider the zoning amendments.

Material

Since the June 9 and 23, 2015 public hearings, the zoning amendment document has undergone a thorough review by the City Attorney and Planning staff to make sure the document was correctly formatted.

Additionally, the Ordinance Codification Committee reviewed the amendments on June 16, 2015 and offered some suggestions for formatting changes.

Furthermore, as part of the discussion on June 23rd, the Board requested information regarding the Heritage District amendment as well as a change to Amendment 4.

The following documents are in your packet for review, based upon the above changes.

Updated version of the Amendments

All of the formatting changes the Ordinance Committee requested have been made. The most in depth was reformatting the sign amendment to include the full sign ordinance, with strike through and additions clearly marked.

On June 18th, the US Supreme Court issued a ruling regarding sign regulation (Reed v. Town of Gilbert, Arizona), in which the Court found that the provisions of a municipality's sign code that impose more stringent restrictions on some signs than others cannot survive strict scrutiny of free speech. As a result, the City Attorney is reviewing Dover's sign ordinance and will suggest any changes we might need to make to the amendments to be compliant with the Constitution. I will have that information, on Tuesday.

Councilor McManus correspondence

Councilor McManus brought in his previous letters to the Board. These have been copied and are attached, as he submitted.

Analysis of expanding the Heritage District

In December of 2014 staff had prepared a map showing the impact of shifting the boundary from Locust Street (approximately) to Central Avenue, of the proposed Heritage District. In addition, a memo was drafted. Both are resubmitted to the Board. The map shows, in dark blue, lots that would be conforming, other colors show non-conforming lots.

Proposed Amendments to the amendments

Steve Bird has revised his June memo with changes to amendment 4, discussed at the June 23rd meeting. These amendments would need to be made, by separate vote, to the Zoning Amendments if acceptable to the Board.

To: Planning Board
From: Steve Bird, City Planner
Date: July 7, 2015
Re: Proposed Amendments to the
Posted Zoning Amendments

ISSUE:

As a result of input and feedback received from property owners at the June 9, 2015 public hearing, planning staff presented six changes for the Planning Board to consider. At the Planning Board meeting on June 23, 2015, it was suggested that the wording of amendment #4 be altered and that new wording is presented here. All other amendments have not changed.

INTENT:

To make sure the final zoning amendments are as complete and accurate as possible.

PROCESS:

If the Planning Board agrees with these amendments, they need to be added to the final list of amendments approved.

PROPOSED CHANGES

Since the June 9, 2015 public hearing, the zoning amendment document has undergone a thorough review by the City Attorney and Planning staff to make sure the document was correctly formatted.

Additionally, the Ordinance Codification Committee reviewed the amendments on June 16, 2015 and offered some suggestions for formatting changes.

Minor formatting corrections have been made to the final document. None of these corrections changed the content or purpose of the amendments.

The following amendments are proposed by the planning staff, in response to input from the public and Planning Board.

Amendment #3 – Heritage Residential District

Add two city owned lots to the list of RM-U lots being added to the Heritage Residential District. The two lots total 3.05 acres and are map 12, lots 126 and 126-A.

Amendment #4 – R-20 Outbuilding Setback

Based on concerns expressed by landowners and the Planning Board, the proposal is to delete the proposed wording – “No closer than the principal BUILDING” and replace it with “20 ft min, 35 ft max* No closer than the principal BUILDING or 35 feet, whichever is less”

Amendment #5 – R-12 Build to Line

Based on input received at the public hearing, the proposal is to change the range of the principal building front build to line from “5 ft min, 25 ft max” to “15 ft min, 25 ft max”.

Amendment #15 – Floodplain Development

Based on input received from the Ordinance Codification Committee, the proposal is to place the Floodplain Development ordinance as a new Article VI – Section 170-25, rather than as Section 170-28.6, under Overriding Districts. The subsequent Articles would be renumbered.

Additionally it was discovered that one of the Flood Insurance Rate Map panels was inadvertently omitted from Section C, based on information provided to us by the Office of Energy and Planning. The proposal is to add panel number 33017CO0405E to the list.

Amendment #16 – Excavations

The purpose of the amendment is to change the permitting from once a year to once every two years. Section 170-30.4-A(5) was proposed to be changed but Section 170-30.4-A(2) was overlooked. The section need to be changed as follows:

“(2) A permit shall be valid for two (2) ~~one (1)~~ years and the expiration date shall be May 30th.”

Amendment #17 - Signs

Based on input received from the Ordinance Codification Committee, the entire Section 170-32. Sign Review and Regulations has been included showing the amendments so the context of the amendments can be understood.

Additionally, the Ordinance Codification Committee pointed out an inconsistency in the regulation of temporary signs for fundraising by businesses in Section 170-32-Q(2)(a)(1). These types of temporary signs are already allowed in Section 170-32-Q(1). The proposal would be to amend it to read as follows:

“(1) Special events shall include sales, product promotions, ~~business-sponsored fundraisers,~~ and other similar events.”

Member of the Planning Board:

One thing I hope we try to do as elected and appointed officials is to learn from our mistakes. And then try to correct them.

I'm referring to the decision of this Board, and then the City Council, to adopt the zoning designation of Gateway District for lower and upper Central Avenue.

I voted to approve the package of zoning amendments that came before the Council in February because (1) I honestly hadn't had the opportunity to review all of the changes in detail; and (2) I relied to a great extent on the expertise of this Board and the Planning Department that all of the proposals would be in the best interest of the City.

Since then, however, several things have happened: (1) I've had time to think about it; (2) I have attended several of the meetings where residents from the Silver St. neighborhoods have challenged a similar proposal for that area; and (3) I've watched the building being constructed at the corner of Silver and Central Ave. and see that as a portent of things to come.

I'm here speaking for myself---but I strongly suspect that I'm channeling the thought of a large number of Dover residents when I say that---as well intentioned as that building may be---that building has no place being at that location and I seriously question how it could have been approved given the regulations in place at the time, in terms of its height and size.

But my concern tonight is for the remainder of the Central Avenue corridor.

Over the years there have been several community programs to plan the future of our community and it's my memory that each of these produced the same goals: to protect the small town historical feel of the city and to create and maintain a vibrant downtown. I suggest to you that the present Gateway District is in direct opposition to those goals. It would create a Miracle Mile/Indian Brook Drive streetscape stretching from Sawyers to the hospital with all the attendant problems of traffic, congestion, noise, lighting, etc. and I believe this is contrary to the vision that has been expressed by our residents for so many years.

Do you really want to do away with the lovely homes along Central Ave., some with historical significance? Do you want to lose the attractive set-backs, the lawns, the stone walls, granite posts, the copper beeches that have provided the entrance to our downtown for a hundred years or more? Do you seriously want to replace these lovely existing buildings with paved parking lots, drive-thrus, 20-foot signs? Do you think it is proper planning---and that it enhances the charm and attractiveness of Dover--- to allow a Taco Bell next door to the Friends Meeting House and across the street from St. Joseph's Church? Do you think Dover will be a more attractive community with a Napa Auto Parts store (or whatever) across the street from the Woodman Museum? Would a commercial strip mall be an improvement over the line of relatively attractive office buildings across from Hill St.?

I wonder how many of you have seen the photographs of the "old" Central Avenue, shaded by stately elms, with limited parking and traffic? I'm not suggesting that we could or should go back to those times, but I think it is vitally important that we not deliberately destroy what we have left of those neighborhoods, and in fact try to improve what's there. We should preserve these areas of Central Avenue for the same reasons people have organized to preserve the historical and aesthetic qualities of Silver St. These homes and buildings are part of Dover's heritage.

The flip side of the Gateway District is that it opens up for commercial/retail development areas outside of the downtown at a time when we should be concentrating on strengthening that area of the city. We should be creating incentives for businesses to locate in the city core, to fill in non-productive, non-tax-producing empty lots that abound throughout the downtown----not creating opportunities for retail to replace existing attractive neighborhoods. This is especially true now that we once again have the opportunity to make something of the waterfront.

The building at Central Ave. and Silver has brought our attention to two other issues that need to be addressed.

The first is parking.

There are 16 units in that building. As you know, Dover has a requirement that there be two parking spaces for each unit. That may or may not be enough for the actual needs, especially if any of these units will be offered for student housing, but it creates a problem even when there are friends staying over, a number of guests for dinner, etc. This is particularly true as to this building which has been approved with only 11 spaces on site (and I believe several of those spaces are reserved for handicap parking).

Dover's solution to this problem is the 1000-foot rule and in this instance the developer has been allotted 21 spaces in the McConnell Center lot and my understanding is that that is only for overnight parking.

I ask you-----do you really think that 21 residents are going to park in that lot and walk back and forth to their building every evening and by 8 AM in the morning to move their cars? Where are those people who don't work or have irregular hours going to park during the day? The answer is that they'll park on Central Ave., Summer St, Locust St., Church St. competing for spaces with the people already living there (and creating added problems for St. Mary School, First Parish Church and the Woodman Museum). The result----which by now should be obvious----is that the 1000-foot rule is totally unrealistic and ends up placing the burden on the City to provide the parking and the maintenance and the enforcement and lets the developer buy its way out with several handfuls of permits. This is a situation that needs to be addressed without further delay because it will be an important consideration in any future downtown development.

The second issue is that of building heights.

Most of the zoning districts in Dover have height restrictions in terms of feet. All of the CBD districts have limits in terms of stories. My question is: what is a story? Is it 7 feet? 12 feet? You could end up with two adjacent building, both four stories, but one would be 28 feet high and the other could be 48 feet. The building at Central and Silver, for example is 5 stories and is 62 feet, clearly way out of scale for that location. There should be some way of guaranteeing some consistency in each district, and the only way to do that, it seems to me, is to have a specific height limitation. Otherwise, the City is

giving up control of what the ultimate streetscape will look like, and this is important, I think, in view of the opinions expressed in the various public forums over the years that Dover try to retain something of a "small town" feel in the downtown area.

I intend to bring these same concerns to the Council (and to the general public) and I hope there can be a genuine review of what the impact of the above issues will be on the future of our city. Unfortunately, we have already lost too much of what has made Dover a desirable, attractive, interesting and livable city. We have a great opportunity over the next few years of making something really good of the downtown, but at the same time we need to preserve and protect our older residential areas and historical streetscapes.

To: Planning Board
From: Tony McManus

As an addendum to my previous letter, I thought you all might not be familiar with the background of some of the houses on lower Central Avenue that would be affected by the Gateway District that was approved in February. For your reading pleasure I offer the following:

146 Central Ave.---the Wendell/Trickey House. Built some time before 1866. Wendell was the co-founder of the Dover Cotton factory and the Great Falls Manufacturing Co. It has first floor bay windows with leaded glass and an elaborate entrance porch, a separate carriage house with cupola. Trickey was a sea captain who gave the land to the left of the house to the City on the condition that it be designated "Trakey" St.

151 Central---the Osborne/ Cartland House. Built around 1780 by Marble Osborne whose sons operated a foundry, possibly the source of the existing wrought iron fencing. First president of the Strafford Bank lived here until 1871, followed by Atty. Charles Shackford, also a president of the bank. This property remained in that family until 1948.

157 Central---Sawyer/Bradley House---This house was built in 1807. It originally had terraced land behind with extensive rose gardens and lilac bushes. This home and the building next door stand on what was known as Jail Hill, the site of Dover's first jail in 1773. During the Revolutionary War 19 British prisoners were housed here, and there is some evidence that the prisoners constructed the Davis House across the street for the jailer.

162 Central---The Davis House. This was built in 1787, originally a one family building. The doorway is depicted in the publication Architectural History of the Piscataqua.

168 Central---Capt. William Palmer House. The first house on this lot was built in 1760. Originally a 2-family. In 1822 the owner swapped this house with the then owner of 182 Central (now the Annie E. Woodman House). The Palmer family lived there through the end of the 19th century, followed by Joseph Blackstock for the next 50 years.

169 Central---Whitehouse/Tanguay House Built before 1827 (South Pine St. was originally called Whitehouse Lane). He was the stone mason for the Sawyer building at the corner of Main & Portland Streets. This remained in the family until 1905 and a grandson (Benjamin) was an unsuccessful candidate for Governor and later for Congress on the Socialist ticket. In 1905 the house was purchased by Mary McCabe Tanguay, an Irish immigrant widow with 5 daughters, two of whom---Rose and Teresa--owned The Hat Shop in downtown Dover. It remained in the Tanguay family until the middle 1970s.

172 Central---Wyatt House built around 1800. This building has brick ends and a fine example of colonial architecture. It remained in the Wyatt family until around 1924. One daughter was a matron of the Dover Childrens Home.

176 Central----Pendexter House Built around 1828 by two brothers, George and Edward Pendexter, master carpenters. This building has a Victorian entrance with double fanlight doors.

182 Central---the Annie E. Woodman House, built in 1818 by Capt. Palmer (see above) and swapped with Charles Woodman, a local merchant and Speaker of the NH House. Next door is the John P. Hale House, home of the former US Senator prior to and during the Lincoln Administration and candidate for President in 1856 on the Free Soil ticket. The Museum will be celebrating its 100th birthday in 2016.

202 Central---the Wentworth House stained glass in a classic revival style window on porch, elaborate carvings on the porch and along the roof line. Part of the exterior columns are of stamped metal, a novel construction practice at the time. Frank Wentworth owned a bicycle shop in Dover and brought the first automobile to town, later owned Wentworth Motors at the corner of Central and Kirkland Streets. (this is the yellow house that is now overshadowed (overwhelmed?) by the new construction at the corner of Central Ave. and Silver.)

So.....having this background....which is a very quick and partial summary of the buildings involved..... ask yourselves: which of these 200 year old houses would you like to see replaced by a Denny's, or a pizza shop, Cumberland Farms, a Sprint store, mattress shop, etc. How would that contribute to the historical and architectural heritage of Dover. Picture, if you will, the Friends Meeting House sitting on the far edge of a commercial strip, or St. Joseph's Church and/or the Woodman Museum buildings isolated in a line of (and facing a line of) two or three (maybe even four?) story buildings with the attendant traffic, noise, commercial lighting. If parking is to be behind all of the buildings what does that mean to the quality of life for the people on Trakey, South Pine, Spring, Union, and Summer Streets?

I ask you to consider----in light of the above, and the points made in my earlier letter----if we all have not made a mistake in sacrificing this very important part of Dover's past to an uncertain future. Do we want more retail and commercial development in town? I don't have a problem with that, but the proper place is within the downtown core where people can live in the new residential units or park and walk to any new shops and restaurants.

(I do stand corrected from one thing I said in my earlier letter. As Chris pointed out, drive-thrus are not allowed in the Gateway district. That difference doesn't detract much, however, from the damage that could be done if the district remains in place....)

I have always been baffled by the fact that Dover----which advertises itself as being the oldest settlement in the State of NH----does not have an historical district. We are surrounded by cities and towns that have either created a formal historic district or have gone to great lengths to preserve the buildings, neighborhoods or traditions that have been part of the history of that community.

Fortunately a goodly number of the property owners within the proposed Heritage District have recognized the value of maintaining the integrity of the neighborhoods within the area under consideration---it benefits not only the individual homeowners and renters who may live there, but also preserves a significant chunk of Dover's past---Dover's heritage.

The same reasons for preserving the Silver Street area applies to Central Ave--- most of the buildings there are important pieces of Dover's history, 200 plus year-old houses, constructed and/or lived in by some of Dover's past leaders, a number of architecturally significant buildings, all of which have been part of Dover's streetscape and public consciousness for at least 150 years or more. We may not have the blocks of large mansions such as Middle Street in Portsmouth or Front St. Exeter, but this is what we have----this is our heritage---this is what we should be preserving. I hope you will find the written information I've given you several weeks ago to be compelling

---instead of trying to preserve the past as other communities have done--- what we have done by adopting the Gateway District is to set in motion a means of deliberately and with malice aforethought destroying all of the historical and architectural significance of an entire area of the city. And replace it with what? I think we already have a taste of what could become of that area in the building at the corner of Silver and Central-----which, it has to be said in all honesty, is an unattractive building totally out of character with anything else in that neighborhood. Let's not keep any zoning in place that will allow anything close to that to be built in that area...

It is ironic, I think, that the plan has been dubbed a Gateway District. Silver St. is also a gateway And I hope this evening that you will support the proposal to preserve that as an architecturally significant and attractive entryway to our community. Central Avenue is no less a gateway----this is what strangers and visitors will first see coming off the highway---it is their introduction to-----remember what we claim to be---the oldest settlement in the state. What the Gateway District means----if left in place---is that eventually what will greet anyone using that route to the downtown will be a hodge-podge of retail/commercial lights, noise and signs and traffic

Also please consider what this will mean to the properties abutting Central Ave---the fine homes on S. Pine, Spring, Summer streets. What the impact will be on the already horrendous traffic situation that we experience almost every late afternoon

So I hope you will recommend to the Council (1) that we do away with the Gateway District for Central Ave. (2) that we adopt the proposed Heritage District and (3) that the Heritage District be expanded to include both sides of Central Ave from at least Trakey St. to Silver St. and keep Dover's history intact.

To: Planning Board
From: Tony McManus

While you are still contemplating the Heritage District I thought I'd make one more pitch for including Central Avenue.

I'm looking at the language you have in the proposal as justification for including Silver Street and surrounding areas: "one of the city's oldest residential neighborhoods which has a unique architectural heritage"

"....colonial buildings....original occupants community leaders...."

All reasons why Central Avenue should be included; in fact, I might suggest why Central Avenue should have been your starting point.

Most of the buildings in the Central Ave corridor are 50 to 125 years older than the houses within the proposed district. That's where the "community leaders" built the first substantial homes along with the stretch on Silver from Central Ave to Elm St., and then only in the late 80s extending further out Silver and into the surrounding neighborhoods.

Please take a few minutes and review the material I've given you previously about the history of this area. That and the language quoted above is all good reason for preserving the heritage of the contemplated Silver Street area, but should be the same or more compelling reason for not abandoning the greater historical significance of the Central Avenue properties.

Thanks again.....

To: Planning Board
From: Christopher Parker, AICP
Date: December 9, 2014
Re: Heritage District Zoning Amendments

ISSUE:

None

INTENT:

This memo will briefly respond to suggestions made by members of the public to the Planning Board that the proposed Heritage District be expanded to encompass properties along Central Avenue to the south of Tuttle Square.

GOALS:

As part of Dover's responsive government model, we rely on public feedback when drafting the community's regulations.

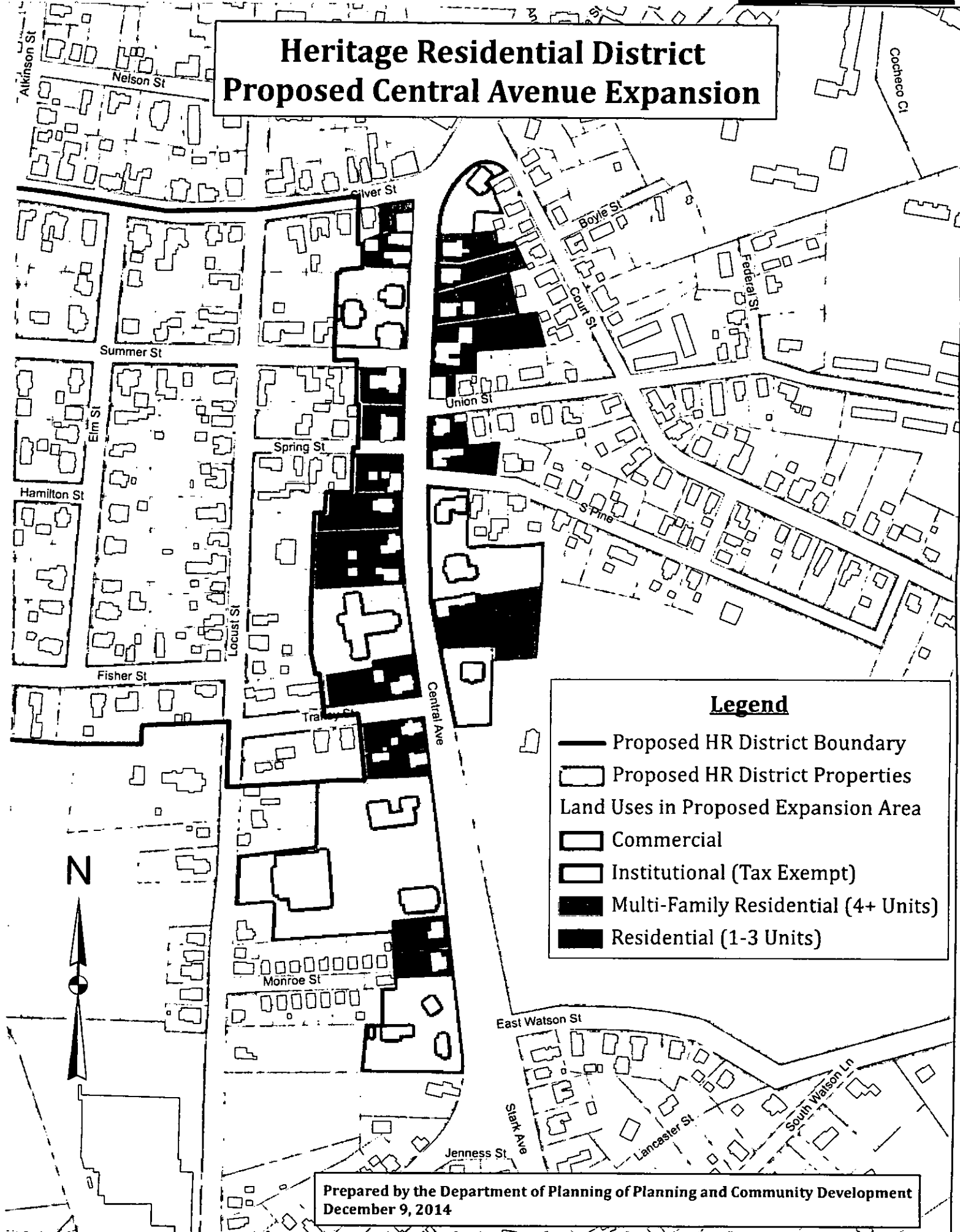
PROCESS:

On September 23, 2014 the Planning Board posted amendments to the Zoning Chapter. Public hearings were held on October 14, 2014 and October 28, 2014. This memo outlines staff's response to the suggestions made at the hearings regarding expansion of the proposed Heritage District.

The draft regulations were created to reflect the unique characteristics of the Silver Street neighborhoods and were vetted through a series of three (3) neighborhood meetings, all of which were well attended by residents and property owners. At the public hearings on the amendments, the Board heard requests to expand the boundaries of the proposed district to include properties along Central Avenue. While we appreciate and value our citizens' input, staff respectfully recommends that the boundaries of the proposed district remain unaltered for the following reasons:

- The Heritage Residential (HR) District project originated from concerns expressed by residents during the 2013-2014 Gateway Rezoning project. As part of that project, staff had proposed that Silver Street be rezoned to the Central Business District – Residential sub-district. At the Gateway hearings and in subsequent meetings with staff, however, residents felt that the areas on and off Silver Street are primarily residential and that this primarily residential character should be supported and encouraged by the applicable zoning regulations. Staff took this as our charge in moving forward with this project. Although the sentiment is understandable, including Central Avenue properties would in fact defeat the intent of the proposed district which is to support the primarily residential use of the subject areas (indeed, the HR District is proposed to be included in the list of *Residential* Districts set forth in Chapter 170-7 of the Zoning Ordinance). It is not a mixed use or commercial district. The inclusion of Central Avenue would be inappropriate given its abundance of non-residential and dense multi-family residential uses (see attached map).
- The proposed zoning regulations set forth in the draft HR District Table of Use were calculated based on a detailed on-the-ground survey which measured primary and outbuilding setbacks, lot frontages, lot area, building heights, unit counts, and existing uses. Without conducting additional technical analysis and surveys of the Central Avenue properties, staff will be unable to represent that the proposed regulations are based on actual conditions. Moreover, the entire process was fundamentally guided by citizen input. Over the course of three very well attended meetings, a consensus formed regarding the proposed regulations and the boundaries of the district. Including Central Avenue would be a substantial change to the proposed regulations not vetted through the neighborhood meeting process and therefore could not be said to reflect the desires of the property owners and residents of this area.
- Finally, the west side of Central Avenue in this area was just rezoned to the CBD-Downtown Gateway sub-district earlier this year. In that respect, it is important to not rezone again in order to respect the process and decisions that were made as part of the Gateway Rezoning project. Just as importantly, it would be unfair to any property owner in this area to change the zoning again in such a short timeframe, recognizing that it's likely that investments and decisions have been made by some of these owners based on the most recent rezoning. Moreover, it is important for our property owners to understand that although planning is an ongoing process, they can expect some stability and longevity once zoning regulations are adopted and that the zoning will not, in fact, change every year or so.

Heritage Residential District Proposed Central Avenue Expansion



Prepared by the Department of Planning and Planning and Community Development
December 9, 2014

Parker, Christopher G.

From: linmer03@comcast.net
Sent: Monday, July 06, 2015 10:48 AM
To: Planning Board - All
Cc: Glidden, Jean; Joyal, Michael
Subject: Planning Board Projects and Approvals

(Jean, could you please make sure every PB member sees a copy of this - thanks.)

To PB Members and City Manager Joyal,

I have been remiss in including you on the emails I have sent to Chris Parker. They are mostly disgruntled emails of how I think he and the Board are approving projects.

I could not be more disappointed with the way things are looking. Sixth Street near Liberty Mutual has become a sea of parking lots abutting the street, with many pleas from myself asking Chris to revisit the parking regulation and put parking behind buildings and to be aware of context and streetscape. I don't know what happened to the common sense that I used to know from the Board. Perhaps since I have left it, there is no one questioning the developers to come up with the very best design they possibly can. It seems to me that every project should have the scrutiny of the Waterfront and how the overall design and concept is going to blend. We have to live with and look at these buildings and parking lots for as long as they remain standing.

Liberty Mutual has done such a beautiful job - both with unobtrusive signage and the most gorgeous landscaping entering their facility. It is always so beautiful and well cared for. You would never know there was a complex housing 4,000 employees. The rest cannot be said for the area. It seems that sparse bushes and tiny trees are the only thing required and it is never adequate enough to hide a parking lot or an undesirable looking building.

So, while Chris has the power to sway the Board into approvals by putting down his commentary to approve or not approve (which I believe should not be on the one piece of paper to you in case you don't look at the plans, understand them or read them thoroughly), you should each question to no end the way these projects are going to come out. Approvals seem to be the norm lately. Any of you are welcome to be at the TRC, even though you are not to be seated at the table, to listen to the initial concept and write down your questions and concerns when it does come to the PB.

There is a lack of landscaping and screening to ever hide these parking lots on Sixth Street and other areas that were once rural and beautiful in Dover. We need new ideas and question, question, question everything. Please stop approving the night the project comes in. Do your due diligence and really look at how it is going to appear. Go to the site on your own, and insist on a site walk of every project coming through. Understand fully what the concept is and how it is going to look. Again, I reiterate, these buildings and parking lots are going to outlive you. The new eatery that is going in is just awful looking. Huge glass windows with parking out front again. I begged Chris to have the developer redo the building design and add some sort of roof element and parking to the rear. Nope, another box will be erected on Sixth Street with no design element at all. It was approved instantly that night. No questions asked.

When I look at the dental office on Sixth Street where the dentist promised us how wonderful it was going to look and that the parking would be hidden it's been years now and it's still such an eyesore to me. No site walk was ever done. We had promises from the dentist and his developer and this is what the result is. I was outvoted that a site walk was not necessary. Shame on us for letting that one determine the rest of how Sixth Street is going to look in the future. Fomax is looming over the street and again, another parking lot front and center. The PB sure has kept in "concept" with what is there. I can't even drive down Sixth Street without becoming upset at what I'm seeing.

Only you on the PB can decide how you want Dover to look. I tried my best and realized that instead of pounding on Chris on a regular basis which is probably falling on deaf ears at this point, that it was time to alert all of you to step up your commitment to making Dover a beautiful city. Not just approving something because there is empty land and Chris has written down which way you should vote. I would hope there is a TRC Planning Board liaison member at the initial meetings. I used to be one of the liaisons and it is the critical point where things can still be changed with the developer.

Please, do your very best because what I'm seeing is a total lack of design element. Just boxes going up and that is a shame. You also need to revisit the parking regulations so that no parking is in front of a building where there is room in the rear. We need to preserve our green space from a sea of parking lots and nondescript buildings. You must have the vision to be on the Planning Board and I hope I see changes immediately for the betterment of Dover.

Linda

Parker, Christopher G.

From: joie.andrew <joie.andrew@comcast.net>
Sent: Thursday, June 25, 2015 10:45 AM
To: City Council - All; Parker, Christopher G.
Cc: joie.andrew
Subject: Wise decicions, and 1 more coming

Hello,

I would like to thank you for your support of the proposed aquatic center and RSA 79-e property Tax relief.

As a resident of Dover I think both are great ideas for the further development of the downtown.

regarding the proposed zoning changes for downtown, I would like to voice my opposition to any height limits on future buildings. We need to encourage taller, larger buildings, not discourage them. By allowing developers to build upward they can actually have smaller footprints and allow for more public and green spaces elsewhere. The new building on 1st Street is a great example of a beautiful development that would have been impeded by the proposed height limits, and even the Cocheco Mill building itself would have been prevented from being built had such height requirements been imposed in the 19th century. From a purely aesthetic perspective, I say bigger is better.

Lastly, I just have to point out that we once again have 8-1 votes on important topics designed to encourage growth. Someone is out of step.

Thank you,
Andrew Townsend

122 6th Street.