

 CITY OF DOVER	PLANNING BOARD REZONING COMMITTEE MINUTES Meeting Type: Regular Meeting Meeting Location: City Council Chambers, 288 Central Avenue Meeting Date: April 04, 2019 Meeting Time: 7:00 PM
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Present: Lee Skinner, Scott Johnson, Marcia Gasses, Sean O'Connell

Absent: Chris Wyskiel, Zack Koehler

Staff: Assistant City Manager Christopher Parker, Dan Barufaldi, Economic Development Director

1. Call to Order
 - a. S.Johnson called the meeting to order at 7:00 PM
2. Approval of January 17 Minutes.
 - a. L.Skinner motioned to approve the minutes, seconded by S.O'Connell. Vote: UA

S.Johnson explained how the process for the meeting. C.Parker would review how we got to tonight, and the public is invited to comment on where they'd like to see the City's land use go. He laid out ground rules for the comment period and encouraged comments.

3. Citizen's Forum:
 - a. C.Parker explained the history of the committee.
 - b. Eric Spurling – 16 Isaac Lucas Circle
 - i. Would like less density
 - ii. Not in favor of affordable housing
 - iii. Keep urban downtown and rural outskirts, don't bleed them together
 - iv. Dover missed commercial zoning opportunities – should accept that
 - v. Consider R-40 becoming 2 acre zone – larger houses generate less population
 - c. Martha Haley – 407 Sixth Street
 - i. Maintain open space
 - d. Tony McManus – 3 Renaud
 - i. Don't continue to allow high density commercial around highway
 - ii. Respect the gateways to downtown
 - iii. Avoid auto centric commercial
 - iv. Focus on community not on economic growth
 - v. Focus on Waterfront
 - e. Dave Dickson – 20 Isaac Lucas Circle
 - i. Came from NJ where it was over populated – don't recreate that
 - ii. Purchase more open space
 - iii. Prevent development/growth
 - f. Ken Burlage – 2 Isaac Lucas Circle
 - i. Maintain open space and rural areas around Middle and Back Road
 - ii. Make no zoning changes – discourage new development
 - g. Marylyn Follansbee – 25 Dover Point Road
 - i. City should not sell land to developers downtown



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- h. Glen Jerry – 33 Wallace Drive
 - i. Review absorption of existing commercial spaces before rezoning for more
 - ii. Appreciated comments on gateways
 - iii. Focus zoning changes on areas without homes
- i. Robert Stowell – 44 Sandpiper Drive
 - i. Supports rezoning of Littleworth Road for commercial/industrial uses
- j. Vicki Burns – 203 Emerald Lane
 - i. Commercial developments should have enhanced setbacks so they aren't seen from the road
- k. Dean Trefethen – 147 County Farm Road
 - i. Need more options for 3 – 4 units on smaller lots
 - 1. Model after Ham, NY or Park Street areas
- l. Steve Easler – 4 Governor Sawyer Lane
 - i. Focus on vibrant downtown, reduce sprawl
- 4. Committee Recommendations
 - a. C.Parker reviewed the summary of recommendations, and comments received since January 17 (see hard copy in file)
 - b. Public feedback on recommendations
 - i. Miles Cook – 22 Isaac Lucas Circle
 - 1. Reduce density to increase home values and protect existing investments
 - ii. Martha Haley – 407 Sixth Street
 - 1. Concern about well protection
 - iii. Michael Field – 15 Morin Street
 - 1. Also represents 1,5, 9, 10, 13, 14 and 18 Morin Street owners
 - 2. Do not rezone Morin Street, traffic is too congested now.
 - 3. Focus on downtown and waterfront
 - iv. Eric Spurling – 16 Isaac Lucas Circle
 - 1. Make no changes, no idea presented tonight is worth it
 - 2. Focus on existing property owners and their needs before allowing more housing
 - 3. Commercial supply should be reviewed, so that it matches demand, not exceeds it
 - 4. Eliminating planning staff and Board would improve life in Dover
 - v. Lila (No last name given) 110 Henry Law Ave
 - 1. Continue Dover's vibrancy
 - 2. Focus on urban core with rural outskirts
 - 3. Need more affordable houses
 - 4. Being a community that has services and opportunities is a good thing
 - 5. Smaller homes are good
 - 6. Concern with the term "industrial"
 - vi. Chad Kageliery – 100 Dover Neck Road



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1. Middle/Back Road should remain as is
2. Most of the remaining proposals don't impact rural areas
3. Focus on high traffic areas and those where minor changes can have large impact
4. Keep in mind total area proposed for rezoning is low percent of overall city
- vii. Dave Dickson – 20 Isaac Lucas Circle
 1. Asked about percent of:
 - a. land zoned residential (83%)
 - b. tax revenue from residential (74%)
 - c. land area conserved (23%)
 2. City should advocate to remove toll booth to keep people on the Spaulding
 3. City should buy dilapidated homes/property remove homes and preserve as open space
- viii. Jane Dugas – 18 Isaac Lucas Circle
 1. Do not rezone Middle/ Back Road
 2. Do not allow development on adjacent 87 acres of land
- ix. Glen Jerry – 33 Wallace Drive
 1. Focus on current commercial inventory
 2. Would like more detail on Littleworth Road proposals
 3. Concerned with traffic on Littleworth Road
- x. Barry Knox – 6 Brickyard Drive
 1. Is a business guy, but we don't need new businesses
 2. Protect the gateways to the City
 3. Balance rezoning and quality of life
 4. Being a bedroom community is a good thing
- xi. Katy Russell – 303 Washington Street
 1. Keep Arch and Silver Streets zoned as is.
- xii. Deb Clough – 2 Towel Ave
 1. Agrees about Arch and Silver Streets
- xiii. Committee discussed:
 1. Land preservation in Dover.
 2. Commercial/Industrial market and impacts
5. Next Steps
 - a. S.Johnson stressed that input is still welcome, please email staff by 4/18/19
 - b. C.Parker noted the presentation is on the City's Web site and process going forward
6. Adjourn
 - a. 8:33 Moved by S.O'Connell seconded by M.Gasses to adjourn. Vote: UA.