

 CITY OF DOVER	PLANNING BOARD REZONING COMMITTEE MINUTES
	Meeting Type: Regular Meeting Meeting Location: City Council Chambers, 288 Central Avenue Meeting Date: May 13, 2019 Meeting Time: 7:00 PM

Present: Lee Skinner, Scott Johnson, Sean O'Connell, Chris Wyskiel, Zack Koehler

Absent (excused): Marcia Gasses

Absent (un-excused): N/A

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

Meeting moved into 2nd Floor Conference Room to utilize wall monitor for display

No recorder was available for this meeting as there was conflict with Conservation Commission.

1. Call to Order
 - a. S.Johnson called the meeting to order at 7:00 PM
2. Approval of April 04 Minutes.
 - a. S.O'Connell motioned to approve the minutes, seconded by L.Skinner. Vote: UA
3. Citizen's Forum:
 - a. Robert Stowell, 41 Sandpiper Drive, reiterated his desire to rezone property on Littleworth Road, near Old Littleworth
4. Review of Uses Allowed in Zones
 - a. C.Wyskiel discussed that the model of zoning uses needs to be reviewed more than the actual uses Dover allows. Believes that there needs to be greater relief offered through Conditional Use Permits rather than via Variance.
 - b. L.Skinner would like a spreadsheet that indicates which uses are allowed in all zones, collectively
 - c. Z.Koehler discussed the need to consider uses in all zones, not just residential
 - i. Discussion ensued on how much time to focus on residential zones
 - ii. Group decide to focus on "T", "B" and "ETP" zones
 - d. R-40 District
 - i. Discussion regarding tax valuation of commercial uses in residential zones (office)
 - e. Merging zones
 - i. Discussion ensued regarding merging 7 to 10 non-residential zones into 3 or 4 mixed non-residential zones, and possibly allowing residential.
 - f. No further zones were reviewed, pending staff reviews of options
5. Discussion of comments received to date
 - a. Reviewed each idea provided, comments received, potential residential acreage impacted and decided level of support for each idea
 - i. Exit 6 (rezone to hospitality)
 1. 28 Acres or 0.15% of Dover's land area
 2. Do not support
 - a. Conflicting surrounding land use
 - ii. Exit 7 (rezone I-1, R districts to Downtown Gateway)
 1. 23 Acres or 0.12% of Dover's land area



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2. Highly support
- iii. Exit 8 (rezone area between Spaulding and Littleworth to commercial)
 1. 35 Acres or 0.19% of Dover's land area
 2. Support
- iv. Exit 9 (rezone Indian Brook and Sixth Street)
 1. 31 Acres or 0.17% of Dover's land area
 2. Highly support
 3. Do not include Glenwood Ave
- v. Route 108 north of Weeks (update commercial zones)
 1. Already commercial, no additional acreage
 2. Highly support
- vi. Morin Street (rezone to commercial)
 1. 3.5 Acres or 0.02% of Dover's land area
 2. Do not support
 - a. Conflicting surrounding land use
 - b. Concern with protecting wellhead area
- vii. Route 108 – Back River (rezone to office/non-retail uses)
 1. 6 Acres or 0.03% of Dover's land area
 2. Highly support
 3. Concern with traffic if retail or eating/drinking is allowed
- viii. Route 108 – Durham Road (rezone to office/non-retail uses)
 1. 46 Acres or 0.24% of Dover's land area
 2. Support
 - a. Consider personal service and office
 - b. City should widen roadway
- ix. Route 108 – Mast Road (rezone to retail uses)
 1. 34 Acres or 0.18% of Dover's land area
 2. Highly support
- x. Route 108 – Elks (rezone to manufacturing/assembly)
 1. 53 Acres or 0.29% of Dover's land area
 2. Highly support
 - a. City should bring utilities to the area
- xi. Route 9 – Easterly area (rezone to non-residential)
 1. 93 Acres or 0.50% of Dover's land area
 2. Highly support
 - a. Recognized that there are existing conservation and farm lands
- xii. Route 9 – mid area (rezone to non-residential)
 1. 14 Acres or 0.08% of Dover's land area
 2. Support



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- xiii. Route 9 – Westerly area (rezone to non-residential)
 - 1. 56 Acres or 0.30% of Dover's land area
 - 2. Support
 - xiv. Middle Road (rezone to mixed use)
 - 1. 460 Acres or 2.47% of Dover's land area
 - 2. Do not support
 - a. Too much conflict with existing land uses
 - b. Too much wetlands and protected land in the area
 - c. Recommend that a future committee look at increasing residential density
 - d. Discussion ensued about need to invest in infrastructure upgrades and create an area for workforce/affordable housing with smaller lots and home sizes
 - i. Good for millennials and empty nesters
 - b. Discussion ensued that if all of the supported areas were rezoned that a total of 357 acres or 2 percent of Dover's land area that would be rezoned from residential to non-residential
 - i. Current
 - 1. Zoned Residential: 83%
 - 2. Zoned Non-Res: 17%
 - ii. If areas were rezoned:
 - 1. Zoned Residential: 81%
 - 2. Zoned Non-Res: 19%
 - c. Discussion ensued that higher quality development and positive economic conditions will do a lot to create tax valuation for increased non-residential revenue growth
 - d. Reviewed all comments submitted
6. Next Steps
- a. Next meeting
 - i. June 6, 2019 @ 7 pm
 - b. Prior to the next meeting, staff to develop:
 - i. Suggestions for merging zones
 - ii. Spreadsheet of uses across zones
 - c. At the next meeting, committee to:
 - i. Review/adjust the tables
 - ii. Rank areas to rezone
 - iii. Assign suggested zones to existing and proposed areas
7. Adjourn
- a. Moved by L.Skinner at 8:36 PM seconded by S.O'Connell to adjourn. Vote: UA.