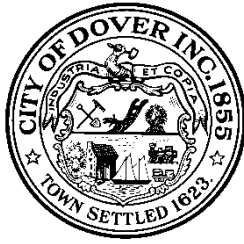


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City of Dover, New Hampshire

Department of Planning & Community Development

July 27, 2020

Dear Dover Property Owner:

In January of 2019, after the Dover Planning Board held a Public Hearing, it voted to recommend that Maglaras Park, and the Dover softball property be rezoned from R-12 to Cochecho Waterfront. That item was put on pause, as the City and an abutter contemplated a lot line revision between their lot and Maglaras Park. That lot line adjustment was completed in late 2019, and the City Council is now moving forward with the review of the rezoning.

On **Wednesday, August 12, 2020, the City Council will hold a Public Hearing** regarding a proposed amendment to the Dover Zoning Ordinance. You are invited to attend the hearing which will be held in **City Hall's City Council Chambers, 288 Central Avenue, Dover NH at 7:00 PM.** The amendment is the result of a review by City staff of proposed uses in conjunction with planned future waterfront development. The City seeks to involve the public in the process. The amendments are designed to promote economic growth and contribute to a vibrant community. The text of the amendments are below and a map of the proposed lot to be rezoned is located on the backside.

PROPOSED ZONING ORDINANCE AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-12 "Applicability of Tables of Use and Dimensional Regulations By District" by revising the Dimensional Regulations Table in the Cochecho Waterfront District (CWD) by adding a general footnote "[*]: Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable."

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 29 acres located along Washington Street Extension and Towne Drive, consisting of Map 22 lot 1 not currently in the CWD, and Map 22 lot 42 all but the first 400' into the property off Henry Law Avenue."

AND

"The official Zoning Map of the City of Dover, New Hampshire, dated December 9, 2009, is amended by changing from Medium-Density Residential (R-12) District to Cochecho Waterfront (CWD) District an area of approximately 12.56 acres located along Henry Law Avenue and Towne Drive, consisting of Map K lots 5, 4B and 4C."

A Map is provided on the back of this letter.

Please review and comment on the proposal at the hearing, by calling 516-6338, or by letter, or email (Dover-Planning@dover.nh.gov).

Proposed Rezoning of Maglaras Park

