



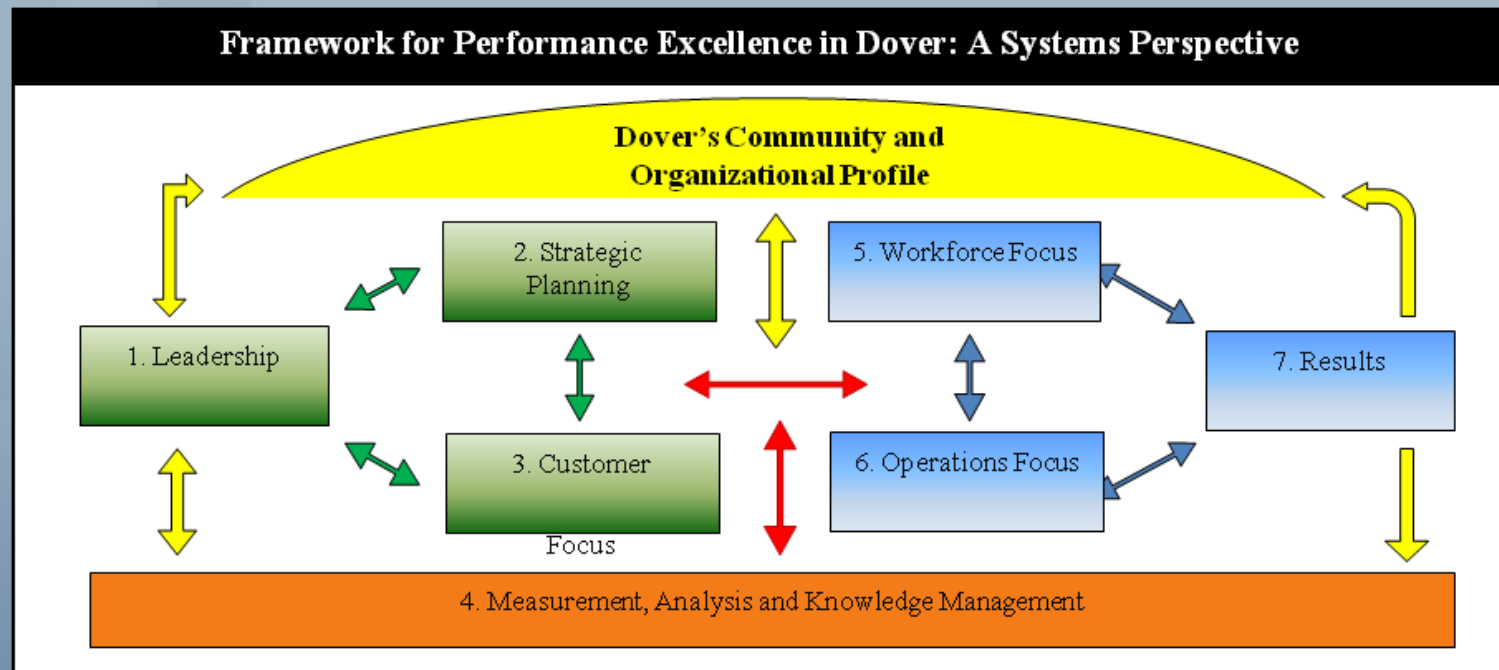
vision

# City of Dover, New Hampshire

Master Plan Overview and Executive Summary

March 04, 2015

# Why Dover Has a Master Plan



# Master Plan 101

**Driving directions**

via 6th St **6 min**  
5 min without traffic - [Show traffic](#) **2.0 miles**

**288 Central Ave**  
Dover, NH 03820

- ↑ Head northwest on Central Ave toward St Thomas St  
328 ft
- ↑ Central Ave turns right and becomes Washington St  
0.2 mi
- ↶ Turn left onto Main St  
0.3 mi
- ↑ Continue onto Central Ave  
0.1 mi
- ↶ Turn left onto 6th St  
Destination will be on the left  
1.4 mi

**262 6th St**  
Dover, NH 03820

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



# Master Plan Adoption

## Planning Board Oversees

(Guided by RSAs 674:2 - 4 and 675:6)

- The Board may adopt the master plan as a whole, or in sections or parts.
- Plan updates should be every 5 to 10 years.
- The Board shall inform the general public and the Office of Energy and Planning and regional planning commission of updates.
- Public hearing must be held prior to adoption or amendment.



# Chapters Of a Master Plan

- Vision (2012)\*
  - Land Use (2015)\*
  - Community Facilities (2009)
  - Utilities (2009)
  - Recreation (2009)
  - Natural Resources (2012)
  - Economic Dev. (2015)
  - Housing (2015)
  - Implementation (ongoing)
  - Transportation (2000)
  - Historic Resources (2000)
  - Natural Hazards
  - Cultural Resources (2000)
  - Energy
  - Coastal Management
  - Regional Concern
  - Community Design
  - Neighborhood Plan
- In Place      To Be Completed      \* = Required      Not Contemplated



# Public Involvement

<b>Visioning</b>	<b>Land Use Analysis</b>	<b>Transportation</b>	<b>Recreation</b>	<b>Community Facilities and Utilities</b>	<b>Conservation</b>
Robert Carrier	Gina Cruikshank	Reuben Hull	Robert Carrier	Donald Andolina	Samuel
Dana Lynch	Fergus Cullen	Dana Lynch	Ronald A. Cole	Bill Boulanger	Chouinard
Jack Mettee	Norm Fracassa	Jeff Mason	Cova Greig	Bill Colbath	Thomas Fargo
Jan Nedelka	Marcia Gasses	Art Mitchell	Carrie Keech	Tom Humphrey	William Hunt
Anne Ross	Robert Paolini	Dan Morris	Jan Nedelka	<b>David Landry</b>	Anne Kotlus
<b>Kirt Schuman</b>	<b>Jerry Reese</b>	Richard Proulx	Diana Schuman	Paul Vlasich	Barbara Lehocky
Alison Webb		John Scruton	Kirt Schuman		<b>Lee Skinner</b>
		Steve Wells	Brian Wilson		Dorothy Wagner

Chair in bold

vision



# Do's and Don'ts

## ■ A Master Plan is:

- The community's vision
- A living/dynamic document
- A tool for managing growth
- A guide for capital spending
- The City's strategic plan

## ■ A Master Plan is not:

- Regulations
- A static document
- A burden
- Funding
- A place holder



# Executive Summary Layout

- Introduction
- Recommendations
  - Vision
  - Land Use
  - Transportation
  - Recreation
  - Conservation and Open Space
  - Natural and Historic Resources
  - Community Facilities and Utilities
  - Transportation Tables





# Executive Summary Elements

CITY OF DOVER, NH

## CONSERVATION AND OPEN SPACE RECOMMENDATIONS

### CONSERVATION AND OPEN SPACE

#### STATUS

- **Completed Year:**
- **To Be Reviewed:**
- **Not Recommended:  
Year, Board**
- **Ongoing:**
- **In Progress (Year):**
- **Other:**

This indicates the year a recommendation was completed

This recommendation has not been considered yet. (in blue)

This recommendation was not recommended, the year and who decided not to pursue (in red)

The recommendation has been implemented and is not one with a completion date. – usually a policy or procedure change

The recommendation is underway, and has a tentative completion date

Other note or information regarding the recommendation

and refer to agencies and private land trusts.

Complete 2014

- Re-invigorate the Open Lands Committee



# Sample Recommendations

## ■ Recreation

- A Dog Park should be constructed
  - Completed, 2010

## ■ Conservation/Open Space

- Raise awareness of accessible conservation lands
  - Ongoing

## ■ Community Facilities/Utilities

- Construct a Police Facility in conjunction with a parking garage downtown
  - In Progress , 2016



# Sample Recommendations

## ■ Transportation

- The City should consider impact fees when feasible and appropriate. This fee would be used towards offsetting impacts of the development in the form of roadway, intersection and related improvements.
  - Not recommended, 2010, Planning Board

## ■ Natural/Historic Resources

- Include a biosolid section in the Zoning Code.
  - Not recommended, 2000, Planning Board



# Waterfront Redevelopment

- The Master Plan contains 15 recommendations related to re-developing the City's 29 Acre waterfront parcel in the following chapters:
  - 2012 Vision
  - 2015 Land Use
  - 2000 Transportation
  - 2009 Recreation



# Visioning

*A City with an emerging urban vibrancy guided by a small town sense of community.*

- When Dover celebrates its 400<sup>th</sup> anniversary in 2023 it will be a dynamic community with an outstanding quality of life because it has achieved the following interconnected characteristics:



# Vision Elements

- Safe family friendly neighborhoods, a strong sense of community and an excellent school system,
- The historic downtown is alive and vibrant,
- Government and schools are run effectively and efficiently with full transparency,
- Multiple transportation modes present,
- Traffic volumes/speeds are well managed,
- Dover attracts and retains stable, well-paying jobs,
- Rural character is preserved and infill development is encouraged,
- Enhanced environmental quality in all the City's activities.



# Land Use Analysis

## ➤ LAND USE CHAPTER – 2014/15

This chapter includes these topics:

1. Existing Conditions
2. Demographic Trends
3. Housing
4. Economic Development
5. Energy
6. Natural Resources
7. Future Land Use

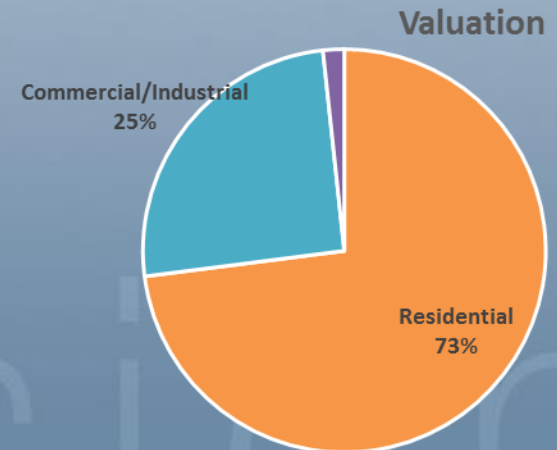
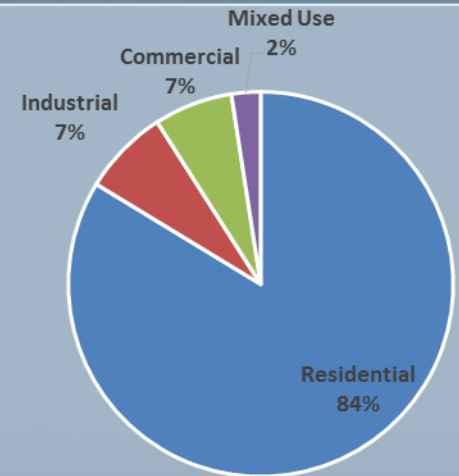
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# Land Use Analysis

Land Use	Acreage*	Percentage
Residential	8,016	51.5%
Conservation	2,195	14.1%
Civic**	1,860	12.0%
Vacant	1,726	11.1%
Commercial***	717	4.7%
Industrial	688	4.4%
Non-Profit/Utility	355	2.3%
<b>Total</b>	<b>15,557</b>	

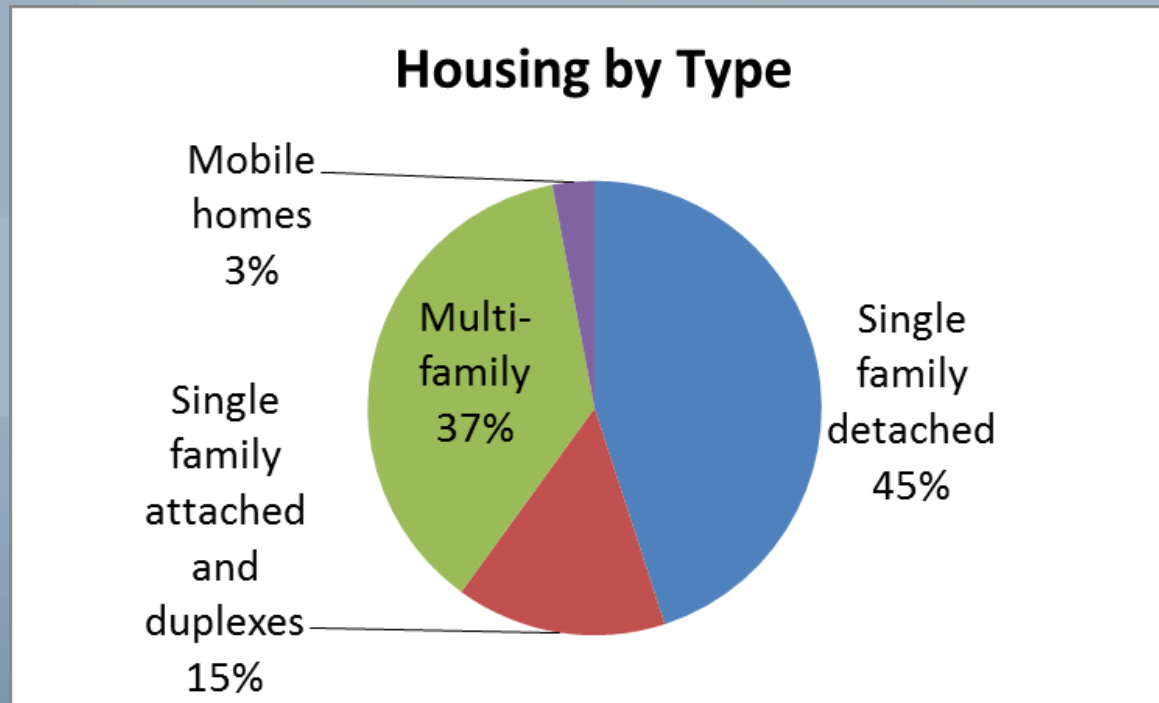
- \* Does not remove constraints, such as wetlands/steep slopes etc
- \*\* Includes Government, Education and Recreation
- \*\*\* Includes Retail, Office, Restaurants, Services



VISION



# Land Use Analysis



- Dover has a smaller percentage of single family units and mobile homes than the County, and a higher percentage of multi-family units.
- This variety gives the city a greater diversity of housing.



# Future Land Use Map City of Dover, NH

### Downtown:

- The majority of future development should be located in or near downtown.
- Continue to encourage in-fill and mixed-use development within a 1/2 mile or so of the downtown core.

### Waterfront Area:

- Potential for a major mixed-use development on the city's former public works site on the river.
- The development effort has the potential to complement other redevelopment efforts in the downtown while providing greater access to the river.

### Advanced Manufacturing Cluster:

- Encourage higher densities in the existing industrial and business parks.
- Promote a wide range of uses that mix office, retail, distribution and fabrication activities

### Low Density Residential:

- Continue to promote lower density residential zoning (e.g. conservation subdivisions) and promote agricultural uses along with land conservation measures.
- Continue to identify and purchase conservation easements on properties with critical natural resources.

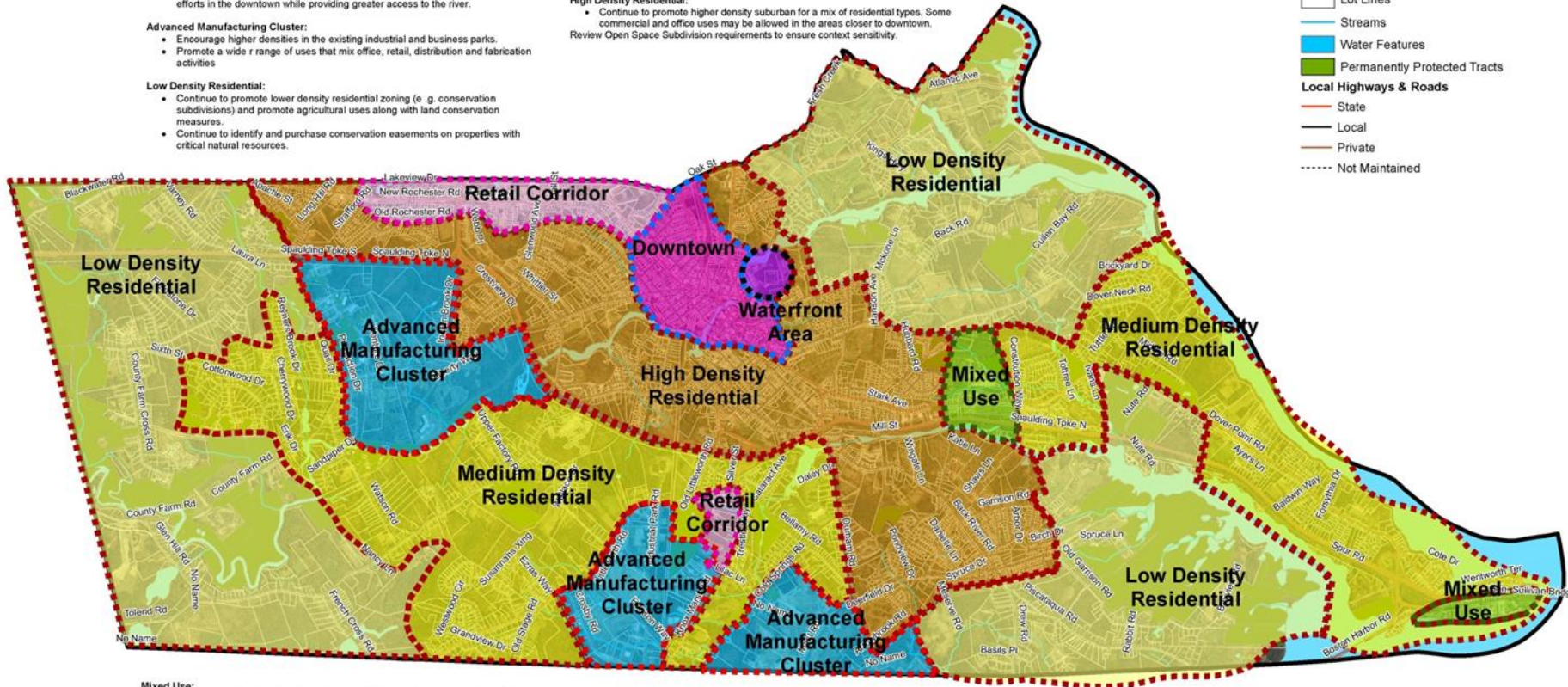
### Medium Density Residential:

- Encourage residential development at a moderate density on smaller lots served by municipal water and sewer. Many of these areas already have established neighborhoods.
- Continue to identify and purchase conservation easements on properties with critical natural resources.
- Review Open Space Subdivision requirements to promote usage of that development technique.

### High Density Residential:

- Continue to promote higher density suburban for a mix of residential types. Some commercial and office uses may be allowed in the areas closer to downtown.
- Review Open Space Subdivision requirements to ensure context sensitivity.

- Municipal Boundary
- Lot Lines
- Streams
- Water Features
- Permanently Protected Tracts
- Local Highways & Roads**
- State
- Local
- Private
- Not Maintained



### Mixed Use:

- Encourage a mix of residential and commercial uses that are compatible with each other in areas outside of the downtown area.

### Retail Corridor:

- Continue to promote retail and commercial development along highway corridors and encourage redevelopment with more attractive buildings and parking areas that contain green drainage infrastructure and landscaping.

Data Sources:

City of Dover Assessor's Office Parcel Data  
 GRANIT Conservation & Public Lands Datalayer (level of protection)  
 NHDOT Aerial Photography -- 2010



# Next Steps

## MP Years

1963,

1978,

1988,

1998,

2000,

2007,

2009,

2011,

2012,

2015...





# Next Steps

## ➤ **TRANSPORTATION- 2015-2016**

This chapter will guide how Dover invests in, maintains and properly manages a coordinated, safe, efficient and effective transportation system.

## ➤ **STEWARDSHIP OF COMMUNITY RESOURCES CHAPTER - 2016**

This chapter would include:

1. Natural Resources
2. Natural Hazards/Coastal Management
3. Cultural and Historic Resources
4. Energy



## Questions

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- ◎ Facebook:  
[www.facebook.com/DoverNHPLanning](http://www.facebook.com/DoverNHPLanning)
- ◎ Twitter: @DoverNHPlanning
- ◎ WWW: <http://1.usa.gov/1M63Xv3>