

PROJECT 1990

Report of the
Land Use/Environment Subcommittee
January 22, 1987

The Land Use/Environment Subcommittee met four times. Members of the subcommittee were William Baber, Kathryn Forbes, Michael McDonnell, Richard Scherf, and Hugh Tuttle.

As we discussed various ideas and issues arising from land use planning, we found that our discussion focused on three major topics: the procedure by which the master plan will be prepared, the goals which the master plan will be written to meet, and ideas for implementing these goals.

We all felt that maximum public input prior to writing the plan is essential for an acceptable, workable plan. The Project 1990 Committee and the proposed survey are a beginning, but there should be more opportunities for public input and comment. It may be helpful to contact other communities which have recently adopted a master plan or are in the process now of finding what has been successful for them and what has not.

The data gathered from public input and the results of studies and other research should be used to define the goals to be achieved by our master plan. A clearly written set of goals, agreed to by both the Planning Board and City Council, should be adopted before any writing of a master plan begins.

I. LAND USE GOALS

Although a diverse body, this group unanimously supports all the following general concepts:

1. The master plan should be clearly focused on Dover's future with emphasis given to the long-term consequences of land use planning.
2. A well balanced land use approach that provides creative options for housing, employment, recreation and resource protection for a diverse population should be developed.
3. Truly effective protection of present and future potable water resource shall override all other concerns.
4. Our bounty of water frontage is one of the city's most valuable assets, and every effort should be taken to protect, preserve and extend access to it.
5. The city can become more self-sufficient in employment, can enhance its tax base, and generally can become a more competitive and vital community by developing more land for business use. Again, with an eye toward diversity and the future, new zones directed toward specific enterprises for which there are no current provisions should be considered.
6. The master plan should include overriding clauses to encourage environmentally appropriate land use with respect to soil types, wetlands, slopes, etc.
7. Special consideration should be given to the preservation of open space.
8. The advent of a major East-West highway could be a major asset or liability to the community depending upon its location. We feel it is vitally important that Dover work in concert with surrounding communities to develop a mutually desired terminus and to then influence location through appropriate actions.

Agricultural - Retain this as a permitted use in appropriate areas.

Cultural -

Historical - Preserve architectural heritage
Mill motif
Historical district

B. Provide incentives and services to stimulate balanced growth and to direct development.

1) Tax incentives

2) Infrastructure - e.g. service road with adjacent development sites along a superhighway.

C. Evaluate land for public needs.

1) Initial assessment of existing land

2) Infrastructure - Alternate roads to relieve traffic congestion. Sidewalks, bikepaths.

3) Schools

4) Municipal services - branch library, fire station

5) Parks - directed uses: e.g. basketball, tennis, picnicking, child facilities, etc.

6) Railroad rights of way - purchase inactive sites and develop jogging paths, bikepaths, nature walks, fitness courses, etc.

D. Enact and enforce the Conservation District.

E. Develop an equitable, viable city-wide plan for parking.

III. IDEAS AND STRATEGIES

Look for innovative ways to generate continuous public interest.

Involve the public with a well conceived opinion poll.

1. Land Use Issues

A. Protect water resources.

- 1) Gather information to make informed decisions.
- 2) Develop municipal standards for septic systems and water wells that are more demanding than state regulations.
- 3) Hire consultants where appropriate to do necessary mapping and identification of aquifer and recharge locations.

B. Encourage preservation of open space.

- 1) Use incentives to stimulate open space preservation
- 2) Consider alternatives to strip development, e.g. cluster development.

C. Encourage restoration and revitalization of what we have.

- 1) Strive to maintain neighborhood character.
- 2) Garrison Hill
- 3) Hilton and Bellamy Parks

D. Map hazardous waste sites.

2. Development Issues

A. Determine the direction the city should proceed in order to stimulate balanced growth.

Consider:

- | | | |
|-------------|---|---|
| Residential | - | Mixed use development |
| Industrial | - | Wider uses |
| Commercial | - | Major hotel/convention center
Research office park |

3. Work with Regional Planning

- A. Locate the East-West highway at the best place for Dover
- B. Map all undeveloped land
- C. Project growth
- D. Assess accompanying water/sewer/conservation/city service needs
- E. Prepare waste water treatment plan
- F. Prepare solid waste disposal plan

4. Develop master plan review and update procedures.