



# DOVER PLANNING REVIEW

AN UPDATE FROM THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT



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**February 5, 2021**

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## **Welcome from the Planning Director**

Over the past decade, we have seen a shift in Dover, where the offices of Planning and Community Development and Economic Development have been working together more and more. In the past, you might see projects such as a business park or enhancing the quality of life in Dover, as distinct and exclusive from each other.

Today, we wouldn't think to create a business park without considering the environment or the impact that park might have on other aspects of the community. Dover's planning staff and economic development staff are in the same area of City Hall and work together daily to support good, thoughtful planning as our community evolves.

In this issue, I wanted to discuss in more detail the idea of public-private partnerships. These typically have been economic development tools. In Dover, we have morphed them into serving a larger purpose — one where the community has interests and returns that are beneficial on both the economic and community development side. We want to see continued growth, but not unfettered and unmanaged. These tools, used by policymakers, help those policymakers have a broader hand in promoting Dover's strategic goals.

Happy Reading,

**Christopher G. Parker AICP**  
Assistant City Manager: Director of Planning and Strategic Initiatives

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## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
 Meeting Location: Council Chambers, City Hall, 288 Central Ave., Dover NH 03820  
 Meeting Date: **Tuesday, February 9, 2021**  
 Meeting Time: 7:00 pm

Certain members of the Planning Board may be participating in this meeting remotely. In addition, the Chair of the Planning Board and, per NH RSA 91-A:2, III (b), declare an "emergency" within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. In either event, remote members will identify their location and any person present with them at that location. All votes will be by roll call.

The City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6378), emailing [Dover.Planning@dovernh.gov](mailto:Dover.Planning@dovernh.gov), or mailing written comments to Planning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

### 1. CITIZENS' FORUM

#### 2. APPROVAL OF THE PRIOR MINUTES

- January 26, 2021 Regular Meeting Minutes

#### 3. OLD BUSINESS

- A. Public hearing and possible recommendation to the City Council on the proposed FY22 CDBG Annual Action Plan. All persons wishing to speak are urged to attend.
- B. Public hearing and possible recommendation to the City Council on a Proposed Amendment to the FY21-25 CDBG Citizen Participation Plan. All persons wishing to speak on the Amendment are urged to attend.

#### 4. NEW BUSINESS

- A. Discussion of citizen request to amend regulations regarding helicopter landing areas in the R-20 District.
- B. Consideration and possible vote on posting the proposed Amendments to Chapter 155. The full text of the amendments is available at Planning Department 8 or [www.dovernh.gov](http://www.dovernh.gov), located under meeting materials and on the Planning Department page.\*
- C. Consideration and possible vote on posting the proposed Amendments to Chapter 157. The full text of the amendments is available at Planning Department 8 or [www.dovernh.gov](http://www.dovernh.gov), located under meeting materials and on the Planning Department page.\*
- D. Consideration and possible vote on posting the proposed Amendments to Chapter 170 and the associated Zoning Tables. The full text of the amendments is available at Planning Department 8 or [www.dovernh.gov](http://www.dovernh.gov), located under meeting materials and on the Planning Department page.\*

You may also view meeting materials at [www.dovernh.gov](http://www.dovernh.gov). Follow us on Twitter @DoverNH, on Facebook at <https://www.facebook.com/DoverNHPlanning>.

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# CHRISTOPHER PARKER

## Planning Board, 2/9/2021

In a video released this week, I review what's on the agenda at the next [Planning Board](#) meeting on Tuesday, Feb. 9. The video can be viewed by clicking the image above or [clicking here](#).

Among the items before the Planning Board on Feb. 9 are further reviews of the Community Development Block Grant annual action plan for fiscal year 2022 and proposed amendments to the FY2021-25 CDBG Citizen Participation Plan. The Planning Board will also review and possibly vote on proposed amendments to the city's land use and zoning regulations.

The complete agenda can be viewed here: [Planning Board agenda, 2/9/2021](#).

The Feb. 9 meeting begins at 7 p.m. in the Council Conference Room at City Hall. The meeting will be broadcast live on Channel 22 and streamed live online.

For more information, contact the Planning Department at 516-6008.

## Conservation Commission, 2/8/2021

The [Conservation Commission](#) will next meet Monday, Feb. 8. at 5:30 p.m.

Included on the agenda is:

- A review of an application for a Conditional Use Permit for John Randolph. The proposal is to develop an affordable housing community with 44 detached one-bedroom units. The project proposes 18,799 square feet of impact to the 20 percent slope Conservation District for grading and filling for construction of roads, utilities, six units, a retaining wall, a wooded platform, and a stormwater treatment pond located at 54 Back River Road.
- Receive a presentation of the Central Business District (CBD) Street Tree Inventory Plan.

[Click here](#) for the complete agenda.

## Public-Private Partnerships in Dover



COCHECHO WATERFRONT DEVELOPMENT  
 JANUARY 19, 2020  
 SITE PLAN SCALE: 1" = 50'  
**EMBARC**

The Cochecho Waterfront Development is perhaps the most prominent public-private partnership in the City of Dover. The City has partnered with the private developer Cathartes to redevelop the city-owned parcel on Washington Street that borders the Cochecho River. Pictured above is a recent site plan revision by Cathartes approved by Cochecho Waterfront Development Advisory Board.

Over the past 10 years, the City of Dover has entered into development agreements where the City and a private entity have worked together to ensure that a development that might not have occurred is built and furthers a community need. This need might be infrastructure, employment or housing.

These public-private partnerships have occurred in a few different forms:

- Sale of City property for development
- Private development that creates public infrastructure
- Community Revitalization Tax Program.

The sale of City property for infill development began in 2011, after the Parking Commission, Business and Industrial Development Authority (an advisory Board the City created to promote economic development and job creation in the community), and City Council agreed there was a need to promote economic development within the urban core through infill development. This included the City-owned parking lots on First Street and Third Street that were underutilized and could be used for residential and commercial development to bring vitality to those areas.

The City Council authorized the City Manager to create a request for proposals (RFP) for interested parties. A respondent was selected in both cases, and a collaborative plan was developed to create mixed-use buildings on the former parking lots. In each case, the City looked to create a venture that provided long-term benefit to the public and allowed for the efficient development of the lots.

Both agreements included a requirement that properties have guarantees for specific assessed values and that performance mortgages be in place to ensure that the proposed development is created. Finally, both agreements include requirements for architectural review beyond what's allowed by the state and additional neighborhood meetings and notices.

A final example of the City selling property for development, and maybe the most prominent, is the waterfront. For decades, the community has envisioned development occurring on City-owned land along the Cochecho River on River Street. A whole newsletter could be (and is)

devoted to the progress made on this site. ([Sign-up](#) for "Project updates: Waterfront Development"). In a nutshell, thanks to the Cochecho Waterfront Development Advisory Committee's work, a deal has been negotiated to develop the site into a mix of commercial and residential structures designed to extend downtown Dover. There will be a blend of housing unit types, commercial uses, public spaces, parking, and public access to the water.

The second partnership the City has used is one where we have infrastructure planned to be installed, and a developer wants that infrastructure completed earlier than planned and is willing to construct it in exchange for the City reimbursing them for the costs. This was the case at the end of Silver Street, where the City had a roundabout planned near Exit 8 of the Spaulding Turnpike, but not until three years after the Silver Square development would have been completed.

The developer agreed to construct the infrastructure, with the City reimbursing it. At the same time, the City agreed to allow the work to occur earlier if the developer agreed to a certain tax guarantee for the project. In this case, the tax guarantee paid the debt service on the bond the City issued to reimburse the developer. The agreement called for the value to pay the debt service off in five years; however, the value was high enough that the debt service was paid sooner.

Similar projects occurred on Pointe Place with the creation of a through road between Middle Road and Dover Point Road and a multi-purpose recreation field at Applevale Park. Another was Stonewall Drive, where a roadway and water/sewer utilities were paid for by the developer. In the Stonewall project, not only did the partnership ensure that Stonewall Kitchen opened its facility, but it encouraged further opportunity, which Rand-Whitney took advantage of and created its facility there as well.

The final category is Community Revitalization. This is a program that the state allows communities to use where a blighted or historically significant structure needs a bit of encouragement for redevelopment to occur. In this program's case, the City agrees to tax the property owner using the pre-redevelopment assessed value of the property for a set number of years. These projects need review by the City's Heritage Commission and Downtown Tax Increment Financing (TIF) Advisory Board before the City Council considers authorizing the proposals.

This program has been used once in Dover, with another project being considered. Under state law, the redevelopment needs to increase the value by either \$75,000 or 15 percent. The City Council adopted guidelines that increase the threshold to 220 percent. In the case of the Orpheum Apartments on Washington Street, the pre-redevelopment value was \$2,100,000, and the guaranteed value is 11,000,000 — more than a 420 percent increase. In addition to the assessed value increase, the development provided land for widening Washington Street to include on-street parking and widening Chestnut Street to improve the intersection at Washington Street. The developer also paid funds towards Dover Veterans Park and created the parklet at Saint Thomas Street and Locust Street.

The second project is a new one under review right now. In January, the City Council agreed to expand the district this program can be used. It now includes the block bordered by First Street, Second Street, Chestnut Street and Central Avenue. It also amended the criteria used to review the applications to incentivize affordable housing. The new project is centered on rehabilitating and reimagining the old Strafford County Superior Courthouse located at 10 Second Street. This project would preserve the building and add a new building over the parking lot on First Street at the rear of the structure. The building's pre-redevelopment value is \$789,000, and the post-development value is \$7,000,000, or an increase of over 780 percent. The review may be completed in February. If approved, the project would go through the Planning Board process.

When the City negotiates these agreements, it does so with the idea that the public investment has to have a sizable return. The idea isn't to just assist the developer with creating a project. The City needs to protect the taxpayer and provide a return that has public benefits that are tangible (additional lanes, traffic controls or similar), intangible (vibrancy, the seed for further development, employment centers), and tax revenue to cover and exceed any financial investment the City puts into the project.

All of these agreements are designed to be transparent and in the public eye. You can find

these agreements on the [Planning Department Reports and Publications](#) page under the “Public-Private Agreements” header. Planning staff is happy to discuss these with any stakeholder and encourage you to reach out and learn more.

Contact the Planning Department at 516-6008 for more information.

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## General Updates

### Wayfinding

Staff has wrapped up most of the imagery needed for the wayfinding signs and that has been provided to the design consultant working on the project. Over the next month or so, we expect the manufacturer to construct the signs for installation this spring.

### Outdoor dining

Did you enjoy outdoor dining at restaurants you hadn't seen provide outdoor options before? So did we. Over the next month or so, staff will be working to ensure that the same options, if not more, are available to Dover's restaurants so that we can continue to see the vibrancy and excitement we had in outdoor dining this past spring, summer and fall. If you have a chance, please continue to support all of Dover's commercial businesses as they stay open and dedicated to our community.

### Join our team

The Planning and Community Development Office is seeking an energetic and organized planner to fill our vacant Assistant City Planner position. Join our award-winning, innovative, multi-faceted, and collaborative department. Primary responsibilities include administration of the land use regulations, including zoning code, support for Zoning Board of Adjustment, Planning Board, and other land use Boards.

The ideal candidate will be a team player able to demonstrate an interest in professional development and evolving the position, potentially adding resiliency and related duties. If you're interested, consider applying. Or share it with someone who might. The job description and requirements are posted here: [www.dover.nh.gov/government/city-operations/executive/human-resources/employment/](http://www.dover.nh.gov/government/city-operations/executive/human-resources/employment/)

### Podcast?

If planning staff produced a podcast covering similar topics and updates, would you listen?

Email [dover-planning@dover.nh.gov](mailto:dover-planning@dover.nh.gov), and let us know!

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