



DOVER PLANNING REVIEW

AN UPDATE FROM THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT



January 29, 2021

Welcome from the Planning Director

Welcome to the second issue of the Dover Planning Review. We're trying to avoid the sophomore slump with this issue by not only including a review of the recent Planning and Zoning Board meetings, but we've added a focused "special" topic to this issue: Complete Streets and Traffic Calming.

Why a special topic? In addition to the general feedback we received from the first issue, we had comments about topics people would like to learn more about in the following areas: transportation, housing, land conservation and economic development. We'll fit these in when we have a lull in some ongoing project updates.

Happy Reading,

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



Planning Board updates

The Dover Planning Board met this past Tuesday, Jan. 26, and approved the following applications:

- A site plan to add 57,000 square feet of manufacturing and warehouse to an existing industrial building at 150 Venture Drive.
- A request to sell one unit via a Transfer of Development Rights (TDR). The applicant proposes to rehabilitate a former dance studio at 23 Everett Street into a three-unit residential building.
- A major subdivision plan for 71 Glenwood Avenue. This proposal creates seven lots on a public road with public water and septic systems.

The Board also held public hearings and then tabled until its Feb. 9 meeting:

- The City's Community Development Block Grant (CDBG) action plan for fiscal year 2022.
- An amendment on the City's Citizen Participation Plan for the CDBG program.

The meeting can be watched in its entirety by [clicking here](#).

Next meeting

The Planning Board is scheduled to meet next on Tuesday, Feb. 9 at 7 p.m. At that meeting the Board is expected to:

- Approve both CDBG items
- Review potential zoning amendments.

The agenda for the next meeting as well as agendas and minutes for previous meetings are available at [this link](#).



Zoning Board of Adjustment updates

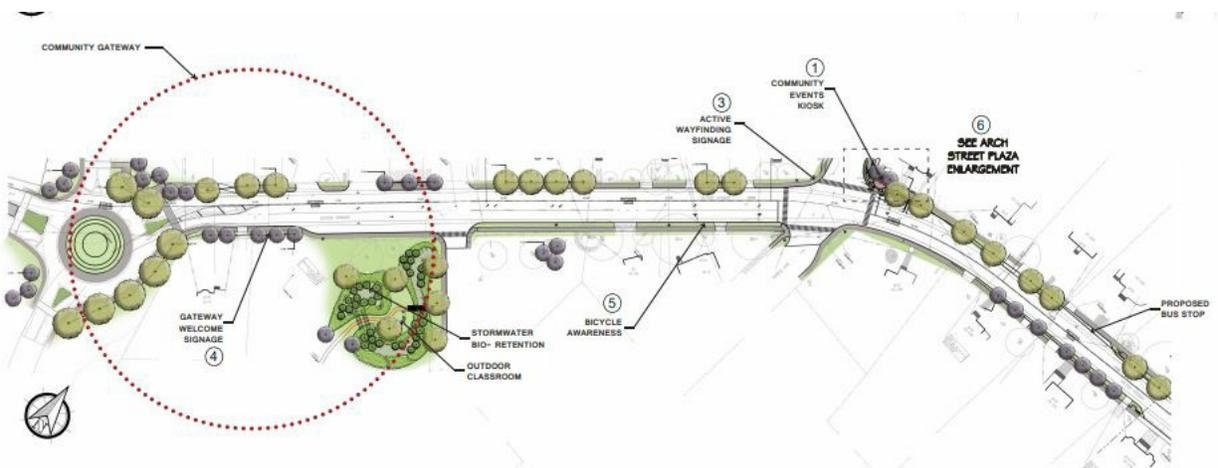
The Zoning Board of Adjustment (ZBA) met last week on Jan. 21, and approved the following applications:

- A variance for Portside Properties, LLC, to have two principal buildings on the lot where only one is permitted at 418 Dover Point Road.
- A variance for Paula DePlanche (Lincoln Building LLC) and Sundance Sign Company to allow a new freestanding sign where freestanding signs are not permitted.

The meeting can be watched in its entirety by [clicking here](#). The ZBA's next scheduled meeting is Thursday, Feb. 18.

When the agenda is finalized and posted, it will be available at [this link](#), which is where you can also locate previous ZBA agendas and minutes.

Complete Streets and Traffic Calming: A deep dive



A rendering of the preliminary streetscape design for the Silver Street Complete Streets reconstruction project that was completed in 2016.

In 2014, the City's Transportation Advisory Commission adopted a [Complete Streets and Traffic Calming policy](#). City staff is guided by this policy when reviewing and recommending design elements for major roadway reconstruction projects, such as the Silver Street reconstruction that was completed in 2016.

"Complete Streets" are streets that are designed to be safe and accessible for all users

regardless of age, physical ability or mode of transport. Dover is committed to having streets that are navigable for those on foot, bike, car, bus or truck. The idea is that if you can safely bike on a road, you can safely drive on it.

“Traffic Calming” is the idea used to address the “too many cars, going too fast past my house” concern increasingly brought forward by residents. This concern may be a result of many factors, including speeding and drivers looking for short cuts (normally off arterials onto neighborhood streets). Overall it is intended to address safety and neighborhood quality of life.

The policy in place is not an ordinance or regulation. Rather it recognized the City’s commitment to equitable transportation through its own design and implementation of roadway projects. Staff and the TAC recognized that local roads, created by subdivisions, are typically designed for slower speeds and incorporate traffic calming by nature. The issue faced was in the reconstruction of streets that over time have become cut through streets or have a higher volume of cars on them, that naturally evolved away from a safe route for pedestrians or bicyclists.

By adopting the Complete Streets and Traffic Calming policy, staff committed to reviewing the street projects within the Capital Improvements Program, such as street construction projects, from various frames of reference – not just “how do we repave the road.” In the design phase, staff and the design engineer hold neighborhood meetings to understand their perspective on how a particular street is used, what the abutters see as problems, and review options for enhancing the roadway experience through design.

An example of this is the recent Belknap/Elm Complete Streets project. The neighborhood had specific concerns about on-street parking and the need for enhanced sidewalks, yet they didn’t want to lose the street trees in place. Discussion points like these are all raised and reviewed at various levels of design so the project enhances the overall value to the neighborhood and the City in general.

Currently, the TAC is working with the Strafford Regional Planning Commission (SRPC) to assist the TAC with reviewing and potentially updating Dover’s street tree requirement policy. At its next meeting, the TAC is anticipated to discuss the overall vision of the policy and look for ways to improve it in the following areas: Vision, concept, best practices, and benchmarks,

It is anticipated that SRPC staff will work with City staff over the next month or so, and present changes to the TAC in March. After the TAC endorses any changes, the Planning Board will be asked to review and endorse the changes as well. The TAC’s next meeting is scheduled for Monday, March 22.

To learn more about Complete Streets and Traffic Calming within the City of Dover, contact the Planning Department at 516-6008.

We're hiring!

As we noted in the last newsletter, Assistant City Planner Elena Piekut recently left Planning Department for a new opportunity.

To fill the vacant position, the City seeks an energetic and organized planner to join our award-winning, innovative, multi-faceted, and collaborative Planning 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. The job description and requirements are posted here:

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, and let us know!

