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## City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

June 26, 2014

**Re: Silver Street Reconstruction/Heritage Residential District Zoning Projects**  
**July 16<sup>th</sup> Neighborhood Meeting, 6:00 PM at Woodman Park School**

Dear Property Owner:

I am writing to invite you to attend back to back meetings on **Wednesday, July 16<sup>th</sup>** to learn more about two very exciting projects the City of Dover is currently undertaking. From **6:00 PM – 7:00 PM at Woodman Park School**, Community Services staff will present the plans for the **Silver Street reconstruction**. This project includes water main replacements, drainage improvements, a rain garden, street and sidewalk upgrades, landscaping, lighting, and traffic signalization improvements. This effort will serve to beautify the Silver Street gateway into downtown and will serve as a model for future street construction in Dover. Significant care was given to ensure that the Silver Street plans conform to the principles of “complete streets” which are streets designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. As vital as this project is to Dover’s future, we recognize and understand that the construction phase may be disruptive. We are eager, however, to work with you to try and mitigate these impacts as much as possible, and will look forward to hearing your ideas and concerns at the July 16<sup>th</sup> meeting. If you would like to review the Silver Street plans prior to the meeting, copies are available at Community Services located at 271 Mast Road, and at the Planning Department located in City Hall at 288 Central Avenue.

Immediately following, beginning at approximately **7:00 PM**, Planning Department staff will hold a meeting on the **Heritage Residential District zoning project**. Neighborhood meetings for this project were previously held on April 23<sup>rd</sup> and June 2<sup>nd</sup>. The goal of this effort is to recognize and celebrate the historic residential character of the neighborhoods surrounding Silver Street by creating a new “Heritage Residential” zoning district for this area that will replace the existing zoning. Like all other zoning districts, the proposed Heritage Residential District will regulate permitted uses (how buildings can be used) and dimensional requirements (where buildings may be located on a lot). However, the use and dimensional requirements under consideration have been specially crafted to reflect the unique characteristics of the Silver Street neighborhoods.

Although the draft regulations were substantially agreed to at the June 2<sup>nd</sup> meeting, two issues remain before staff can present the Heritage District proposal to the Planning Board for their consideration. The first relates to what the front setback requirement should be (i.e. how far a building must be or can be placed from the front lot line). The second relates to architectural design requirements. The majority of attendees at both the April 23<sup>rd</sup> and June 2<sup>nd</sup> meetings expressed interest in having some design requirements for new construction. To meet that demand, staff has been hard at work to develop standards for your consideration that are reflective of the historic character of this area, but at the same time are considerate of private property rights,

and can be objectively administered at the staff level. We anticipate posting our proposal to the Heritage District webpage (which can be accessed through the Planning Department's webpage at [www.dover.nh.gov/government/city-operations/planning](http://www.dover.nh.gov/government/city-operations/planning)) by no later than **Monday, July 14<sup>th</sup>**, so that you have an opportunity to review before the July 16<sup>th</sup> meeting.

We are hoping that you can join us on July 16<sup>th</sup> at Woodman Park School. However, if you are unable to attend, please note there will be additional opportunities to provide feedback on the Heritage Residential District zoning project: public hearings on the proposed amendments will be held before the Planning Board most likely in August, and then again before City Council in the fall. You can also feel free to make an appointment to meet with me or my staff to share your ideas. I can be reached by phone at 516-6008 or by e-mail at [c.parker@dover.nh.gov](mailto:c.parker@dover.nh.gov). Please also feel free to contact Tim Corwin, Assistant City Planner, available by phone at 516-6008 or by e-mail at [t.corwin@dover.nh.gov](mailto:t.corwin@dover.nh.gov). Questions regarding the Silver Street reconstruction project can be addressed to Dave White, City Engineer, available by phone at 516-6450 or by e-mail at [d.white@dover.nh.gov](mailto:d.white@dover.nh.gov).

We look forward to seeing you on July 16<sup>th</sup>.

Sincerely,



Christopher G. Parker, AICP  
Director of Planning and Community Development

cc: Douglas W. Steele II, Community Services Director  
David White, City Engineer  
Timothy Corwin, Assistant City Planner