Why Dover Has a Master Plan

Framework for Performance Excellence in Dover: A Systems Perspective

1. Leadership
2. Strategic Planning
3. Customer Focus
5. Workforce Focus
6. Operations Focus
7. Results

Dover’s Community and Organizational Profile
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)
- Housing (2015)
- Implementation (ongoing)
  In Place
  To Be Completed

- Transportation (2000)
- Historic Resources (2000)
- Natural Hazards
- Cultural Resources (2000)
- Energy
- Coastal Management
- Regional Concern
- Community Design
- Neighborhood Plan

* = Required
Not Contemplated
# Public Involvement

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

CONSERVATION AND OPEN SPACE RECOMMENDATIONS

CONSERVATION AND OPEN SPACE

STATUS

- **Completed Year:**
  - This indicates the year a recommendation was completed

- **To Be Reviewed:**
  - This recommendation has not been considered yet. (in blue)

- **Not Recommended:**
  - Year, Board
  - This recommendation was not recommended, the year and who decided not to pursue (in red)

- **Ongoing:**
  - The recommendation has been implemented and is not one with a completion date – usually a policy or procedure change

- **In Progress (Year):**
  - The recommendation is underway, and has a tentative completion date

- **Other:**
  - Other note or information regarding the recommendation

Completions 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 400th 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 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
## Land Use Analysis

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

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

Zoning and Valuation diagrams are not included in the text.
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.
Sample Recommendations

- **Land Use**: Encourage development and redevelopment of the urban core.

- **Economic Development**: Identify sites and construct new business/industrial parks as market demand dictates.

- **Housing**: Encourage infill development with a residential component.

- **Energy**: Consider incentives for developments with energy conservation measures.

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**Future Land Use Map**

*City of Dover, NH*

- **Downtown**: The majority of future development should be located in or near downtown. Continue to encourage infill and mixed-use development with a ½ 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.

- **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 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 type.

- **High Density Residential**: Continue to promote higher density development 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 contact sensitivities.

- **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.

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*Data Sources:*

City of Dover Assessor's Office Parcel Data
GRANT Conservation & Public Lands Datalayer (level of protection)
NH DOT Aerial Photography – 2010
Next Steps

MP Years
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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