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## City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

May 28, 2014

**Re: Proposed Heritage Residential District - June 2<sup>nd</sup> Meeting, 6:30 PM at Woodman Park School**

Dear Stakeholder:

I am writing to introduce you to the Heritage Residential District zoning project and to invite you to a neighborhood meeting to be held on **Monday, June 2<sup>nd</sup>, 2014 at 6:30PM at Woodman Park School**. By way of background, this project stems from feedback we received during our 2012-2013 Gateway Rezoning Study which had proposed to rezone Silver Street to the Central Business District. Residents expressed concern that the rezoning would detract from the historic residential character of Silver Street, instead of enhancing it. Instead, it was suggested that the City take a holistic view of not just the properties along Silver Street, but those neighborhoods to the north and south of Silver Street. Planning Department staff agreed and, together with the project consultant, worked to identify the areas around Silver Street which share a common historic heritage and could benefit from a single zoning district designed to support and enhance their historic character.


A neighborhood meeting was held on April 23<sup>rd</sup> to give an overview of the project. The turnout exceeded our expectations – approximately 75 residents and property owners were in attendance. The meeting was very helpful in giving us a better understanding of how updating our zoning regulations can help to support the historic character of this neighborhood.

As originally envisioned, the study area did not include your property. However, based on the feedback we received at the April 23<sup>rd</sup> meeting, we have expanded the study area to include Washington Street from Arch Street to the Community Trail, Towle Avenue, Clifford Street, Woodman Park Drive, Parker Street, and Rutland Street from Silver Street to Fisher Street (see reverse side for a map of the proposed Heritage Residential District).

The focus of the June 2<sup>nd</sup> meeting will be a discussion of the enclosed draft Table of Use for the proposed Heritage Residential District. Every zoning district in the City has a Table of Use which includes the use and dimensional regulations for that district. Currently, the properties within the project study area are zoned either RM-U or R-12. We are proposing that the zoning of the properties within the study area is changed from RM-U or R-12 to “Heritage Residential” and that the enclosed Table of Use is adopted as the regulations for this new zoning district.

We are hoping that you can join us on **June 2<sup>nd</sup>** to hear your thoughts on the draft Table of Use. It’s very important that we hear from you to ensure that the proposed zoning regulations reflect the general consensus and needs of our residents and property owners. However, if you are unable to attend, please note there will be a public hearing on the proposed amendments before the Planning Board to be held most likely in June, and then again before the City Council later this summer. You can also feel free to make an appointment to meet with me in person to discuss. I can be reached at 516-6008 or by e-mail at [t.corwin@dover.nh.gov](mailto:t.corwin@dover.nh.gov). We look forward to seeing you on June 2<sup>nd</sup>.

Sincerely,



Timothy J. Corwin  
Assistant City Planner