



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Dennis Ciotti (Councilor), Dave White, Mark Speidel (Alternate)

The following Board members called into the meeting: Frank Torr, Tom Clark, Jackson Kaspari, Dave Landry, Kyle Pimental, Erin Allgood (Alternate), Hayley Harmon (Vice Chair)

Members Not Present (excused): None

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager

Chair G. Cruikshank called the meeting to order at 7:00 p.m. She noted that certain members of the Planning Board are participating in this meeting remotely, and as the Chair of the Planning Board she has, per NH RSA 91-A:2, III (b), declared an "emergency" within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. 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 (6338), emailing Dover-Planning@doover.nh.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.

The Chair noted for items 3A and 3B the public hearing was closed at the last meeting so if any public present wants to speak on those cases, they need to speak during public comment.

Item 4B, a lot line adjustment at 26 Bellamy Road will be continued to March 23, and not heard tonight, at the request of the applicant.

1. CITIZENS' FORUM

Citizens Forum Open.

Tammy Rajaniemi, 6 Walt Colby Dr commented about 54 Back River Rd. She listened to the meeting and reiterated her concerns about the traffic volume in that neighborhood. She suggested the City take care of the traffic issues in that area before any additional projects are approved.

Timothy Raymond, 3 Walt Colby Dr also commented about 54 Back River Rd. He agreed with the previous comments about traffic. The development would negatively impact the traffic on that road and would possibly bring safety concerns.

Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

February 23, 2021 Regular Meeting Minutes

Motion: D. White moved to approve the minutes as amended. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White-yes, T. Clark-yes, F. Torr-yes

3. OLD BUSINESS

The Chair noted that items A and B will be heard together



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

- A. Consideration and acceptance of a Transfer of Development Request for 54 BRR LLC, Assessor's Map I, Lot 6, zoned R-12, located at 54 Back River Road. (Proposal is to increase development density allowed by 35 HUD-rate restricted units). *(P20-61)
- B. Consideration and acceptance of a Site Review for 54 BRR, LLC, Assessor's Map I, Lot 6, zoned R-12, located at 54 Back River Road. (Proposal is to develop an affordable housing community with 44 detached 384 s.f. one-bedroom units). *(P20-60)

Motion: D. White moved to remove the items from the table. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

C. Parker explained that since the last meeting, the applicant has adjusted the plan to add vegetation along the shared boundary with 50 and 52 Back River Road and added 13 parking spaces around the Community Center, 2 in front, and 11 behind. This impacts the 30ft buffer. Additionally, the applicant removed Saturday construction hours and updated the plans to address note updates and other plan changes, which had been conditions of approval. At the last meeting the Board approved the Conditional Use Permit and tabled the TDR and Site Plan vote. There is a waiver for lighting as part of the sight plan.

Mike Sievert, MJS Engineering, presented the changes to the plan including a walkway, a retaining wall and fence, landscape changes and the new location of the mailbox kiosk.
He clarified the sidewalk location for M. Speidel.

D. Landry asked if the front entrance sidewalks will all be updated, or are they just adding the new ones. He thinks it will look better if they touch up that whole front area.

The applicant will touch up the one that connects to the new sidewalk, but not the one in front of the house on the other side.

D. Landry asked what the conservation area is like in the back of the property- is it woods?

Yes, that area is wooded and will remain wooded. There is one area that will be cleared for drainage.

D. Landry suggested adding a few more cuts to the guardrail and adding more trees there.

Robby Woodburn, landscape architect noted they have been in communication with the abutters about what they would like there for a buffer. It would be up to them if they choose trees or a fence. They can't put evergreens there because of the street, and it's tough to plant there because of the slope.

K. Pimental wondered if there are any views of the water from the proposed platform. Yes, there are views of the river through the woods.

K. Pimental noted the applicant has done a great job adjusting the plan to the comments that were received.

M. Speidel agreed with K. Pimental about the applicant's work on the plan. He asked about the pathway to the platform and because of the slope, will it have a handrail?

The pathway is not fully designed. It's planned to be leveled and have wood chips underfoot. If railings are needed, they will add them.

C. Parker noted the public hearing was closed at the last meeting. Comments were received via email from Frank Crossman, 50 Back River Road, and Erin Smith, 58 Back River, and Timothy Raymond, 4 Walt Colby had all been received and forwarded to the Board.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

He addressed the traffic issue. The City cannot, under State law, use existing traffic issues as a reason to deny future projects. City staff is in discussion about solutions to the traffic issues in that area.

The Board has three votes tonight. The first is the TDR vote, the second is the site lighting waiver and the third is the site plan review application itself.

STAFF RECOMMENDATION – TDR:

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. This plan meets the criteria outlines, and staff recommends that the Board find the request is consistent with the Master Plan and agrees to sell the rent restricted units with the following conditions:

Condition to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (which is waived for HUD rent restricted units)
2. The Conditional Use Permit (P20-61) be granted.
3. Applicant shall enter into a development agreement with the HUD rental rate and how it will be annually reviewed.
4. The plan includes the granting of a waiver for 30' cut buffer behind the community center for parking.

Motion: F. Torr moved to approve the sale of the units through the TDR program. Seconded by D. White.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White-yes, T. Clark-yes, F. Torr-yes

STAFF RECOMMENDATION-Waiver:

The applicant has provided a narrative expressing how they meet the criteria of Chapter 153-21 (Waivers) have been met which states:

The Planning Board may waive specific provisions of these regulations. The Planning Board may only grant a waiver if the Planning Board finds, by majority vote, that:

- (1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
- (2) Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Staff believe criterion 2 has been met for the lighting waiver.

The Planning Department recommends that the Planning Board vote to grant the waivers with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. A note be added to the plan that the waiver from sections 153-14.E(2)(b)(Lighting) have been met and the Board found the criteria to be met.

Motion: D. White moved to approve the waiver with the staff recommended condition. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White-yes, T. Clark-yes, F. Torr-yes



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

STAFF RECOMMENDATION-Site Plan:

Chapter 153-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations and staff recommends approval with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The CUP (P21-01) receive final approval.
2. The TDR request (P20-61) be approved.
3. The applicant shall provide the Planning Department:
 - a. A digital version of the plan
 - b. A CAD file to the satisfaction of the Asset Management Administrator.
 - c. Documentation that Postmaster is fine with mail kiosk
 - d. An agreement noting the location of the fence along the shared boundary with Red Barn Drive
 - e. Update Landscape OM plan to include the path to the wooden platform
 - f. Revise the lease to the satisfaction of the Assistant City Manager
4. The applicant shall revise the plat to:
 - a. Add the owners' signatures
 - b. Add the Licensed Land Surveyor, Professional Engineer, and Landscape Architect stamps and signatures
 - c. Address Engineering drainage and utility concerns
 - d. Update note 25 with permit numbers

Conditions to Be Met Prior to Any Construction Activity:

5. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building Permit:

6. Water and sewer investment fees shall be paid at the time of request of service.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Conditions to Be Met Prior to Occupancy:

8. Issuance of a Certificate of Occupancy.
9. Impact fees for any new unit shall be paid per the invoice provided with the Notice of Decision.
10. The remainder of the property must be in a conservation easement or similar restriction with trail access provided

Motion: D. White moved to approve the site plan with the staff recommended conditions. Seconded by H. Harmon.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Subdivision for Westfield, LLC., Assessor's Map G, Lot 2, zoned CM – Commercial Manufacturing, and located at 64 Littleworth Road. (1 new lot). *(P21-07)



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

C. Parker explained the applicant is seeking to subdivide lot G/2 into two lots. One would be accessed from Littleworth Road and contain 65.72 acres with 1,065.03' of frontage and the other lot would be accessed from Crosby Road and contain 20.80 acres with a frontage of 103' on Crosby Road. The lots are proposed to be serviced by municipal water and sewer. As a minor subdivision, this application did not appear before the TRC. The applicant is requesting the Board grant a waiver to Section 157-27 requiring wetland survey of the entire parent lot.

K. McEneaney, McEneaney Surveying reviewed the application and plat. No technical review is required. Both lots will be serviced by municipal sewer and water. They are asking for a waiver from having a wetlands survey done. No development is being proposed at this time. The applicant understands that if further development is sought, wetlands studies will be required.

K. Pimental asked how the frontage is calculated and C. Parker explained.

Motion: F. Torr moved to accept the application and noted that there is no regional impact by the request. Seconded by D. White.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

Public Hearing Opened

William Colbath, 129 Silver St, owner of 211 Crosby Rd is concerned with the lack of a wetlands study and commented that Crosby Rd should be upgraded- it is a paper road and is not up to standards for additional traffic.

No emails or calls were received to the office.

Public Hearing Closed

C. Parker noted there are two votes on the application, the first is the waiver, and the second is the subdivision plan. Chapter 157-51 states a waiver may be granted if the Board finds that:

“(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Staff believes criterion 1 has been met for this request.

STAFF RECOMMENDATION- Waiver:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to grant the waiver with the following condition:

Conditions to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-27 (wetlands survey) and that the Board found the criteria of Chapter 157-51.A have been met.
2. Add a note to the plat that any further subdivision or development will require applicable wetland survey.

Motion: D. White moved to grant the waiver with the conditions presented by staff. Seconded by D. Ciotti.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

STAFF RECOMMENDATION- Minor Subdivision:

The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. The Planning Department recommends that the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall provide the Planning Department with a digital version of the final plat.
2. Provide a CAD file to the satisfaction of the Asset Management Administrator.
3. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS
 - b. Add owners' signatures for recording at Strafford County Registry of Deeds
 - c. Add Planning File # P21-07
 - d. Show utility locations

Motion: D. White moved to approve the subdivision with the staff recommended conditions of approval. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

- B. Consideration and acceptance of a Minor Lot Line Adjustment for Zeland Schwartz Revocable Trust, (Owners: Zeland Schwartz Revocable Trust & Zeland Schwartz), Assessor's Map H, Lots 13 & 14D, zoned R-20, and located at 26 & 26 ½ Bellamy Road. *(P21-08)

C. Parker explained the applicant has asked to be continued until March 23rd and not be heard tonight.

Motion: D. White moved to continue the application until March 23. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

The Chair noted that items C and D will be heard together.

- C. Consideration and acceptance of a Transfer of Development Request for Knox Marsh Development, LLC., Assessor's Map H, Lot 46, zoned R-40, located at 51 Bellamy Road. (Proposal is to purchase 2 additional units and to allow for a 10 ft. front setback as well as enhance existing 30 ft. buffer). *(P21-10)
- D. Consideration and acceptance of a Minor Subdivision for Knox Marsh Development, LLC., Assessor's Map H, Lot 46, zoned R-40, located at 51 Bellamy Road. (3 new lots). *(P21-09)

C. Parker explained the applicant is seeking to subdivide a lot into 4 using TDR. Per Chapter 170-27.2.G(3)(a), the applicant is requesting that the Board vote on the plan indicating the additional 3 lots can be created and one unit on each lot can be built. A condition of approval is to revise the ROW and drainage into lots but the approximate lot areas are proposed to be 0.38 acres, 0.23 acres, 0.20 acres, and 0.34 acres.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

The site is proposed to be serviced by municipal water and sewer. As a Minor Subdivision, this application did not appear before the TRC.

The applicant is requesting the Board grant a waiver to Section 157-33.J to allow a minimum road length of 298' whereas 500' is the minimum. The lots also seek relief in the 20' front setback requirement to 10' as part of the TDR allowance.

Christopher Berry, Berry Surveying and Engineering reviewed the application and plat. The proposal includes building a 20' wide private road with a hammerhead and providing frontage for the TDR units. Due to the slope, the storm water would flow to the front of the project and be captured by the proposed infiltration rain garden. The project is serviced by municipal water and sewer.

The project matches the housing density in the surrounding area. Individual parking spaces within the driveways are proposed.

F. Torr asked if the ownership documents will include information about the private road and limited city services. Yes, it's a requirement of the plan and the HOA documents. C. Berry confirmed there will be private trash pick-up on site.

The existing driveway will become the roadway and the existing house will be accessed from that roadway.

D. White commented there can't be any parking in the street/ fire lane, and he would like the electrical moved onto the project property and then run, rather than being in the City ROW.

Motion: D. White moved to accept the applications and noted that there is no regional impact by the request. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

Public Hearing Opened

No one spoke.

No emails or calls were received.

Public Hearing Closed

C. Parker noted there are three votes on the application, the first is the TDR, the second is the waiver, and the third is the subdivision plan.

STAFF RECOMMENDATION – TDR:

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. This plan meets the criteria outlines, and staff recommends that the Board find the request is consistent with the Master Plan and agrees to sell the units with the following conditions:

Condition to be Met Prior to Granting the TDR:

1. Payment of the TDR fee

Motion: D. White moved to approve the sale of the units through the TDR program. Seconded by D. Ciotti.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

Chapter 157-51 states a waiver may be granted if the Board finds that:

“(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or
(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

Staff believes criterion 2 has been met for this request.

STAFF RECOMMENDATION- Waiver:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to grant the waiver with the following condition:

Conditions to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 157-33J (minimum road length) and that the Board found the criteria of Chapter 157-51.A have been met.

Motion: D. White moved to grant the waiver with the condition presented by staff. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari-yes, D. White-yes, T. Clark-yes, F. Torr-yes

STAFF RECOMMENDATION- Minor Subdivision:

The plan is consistent with Chapter 157-15 of the City's Land Subdivision Regulations, which provides for subdivision of existing lots. The Planning Department recommends that the Planning Board vote to approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. TDR application (P21-10) be approved.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. Provide a CAD file to the satisfaction of the Asset Management Administrator.
4. The applicant shall provide homeowners association documents to be reviewed and approved by the Assistant City Manager in consultation with the City's General Legal Counsel.
Documentation shall include common space, roadway, solid waste disposal, perimeter screening, visitor parking, stormwater infrastructure maintenance/operation, private roadway and conversion process, calculation used to determine reserve amount in the treasury, prior to converting ownership and maintenance obligations, including stormwater, open space, and roadway maintenance, and deed/easement requirements per Section 170.27.2.
5. The applicant shall revise the plat to:
 - a. Add signature and stamp of LLS and PE
 - b. Add owners' signatures for recording at Strafford County Registry of Deeds
 - c. Add Planning File #'s P21-09 and P21-10
 - d. Add common note 12 (wetlands)
 - e. Change cover sheet name to "Sophie Drive"
 - f. Revise note 28 to indicate Construction Vehicles shall come from Route 108 or get approval from the Community Services Director.
 - g. Revise ROW lot and drainage lot



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting, continued
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, March 09, 2021**
Meeting Time: **7:00 pm**

- h. Revise C-10 to be 20'
- i. Indicate drainage easement
- j. Not put sewer service into manhole
- k. Add no parking/Fire lane signage along Sophie Drive
- l. Relocate the UGE to the private property and not along public right of way.

Conditions to be Met Prior to Building Permit:

6. The new dwellings shall be assessed and pay the current Water and Sewer Investment Fees in place at the time of application for service.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
8. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Occupancy:

9. Issuance of the Certificate of Occupancy.
10. Any applicable easements shall be recorded.
11. Documentation that the HOA has been created and is in place.
12. Impact fees per unit shall be paid per the invoice attached to the Notice of Decision.
13. Prior to the last Certificate of Occupancy being issued, the Engineer of Record shall meet with the Association and review the as-builts for the project.

Motion: D. White moved to approve the subdivision with the staff recommended conditions of approval.
Seconded by D. Landry.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari -yes, D. White-yes, T. Clark-yes, F. Torr-yes

5. STAFF COMMENTS

- C. Parker updated the Board on the hiring of a new Assistant City Planner.

6. MEMBER COMMENTS

- K. Pimental noted the presentations C. Parker made at the 3/3/21 Council meeting. He encouraged the board members and public to watch them if they haven't. Good information and good conversation was had.
- T. Clark asked for more clarification why regional impact needs to be addressed on every item. C. Parker explained.

7. ADJOURNMENT

Motion: D. White made a motion to adjourn at 8:27 p.m. Seconded by D. Ciotti.

Roll Call Vote: K. Pimental-yes, D. Ciotti-yes, G. Cruikshank-yes, H. Harmon-yes, D. Landry- yes, J. Kaspari - yes, D. White-yes, T. Clark-yes, F. Torr-yes