



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

**MEMBERS PRESENT:** Donald Andolina, John Swartzendruber, Kirk Schuman, Doug Steele, Dennis Ciotti, Linda Merullo, Marcia Colbath, Tony McManus, Ron Cole, Perry Plummer, Frank Torr, Marcia Colbath, Ron Stock

**MEMBERS ABSENT:** Dean Trefethen

**STAFF PRESENT:** Steve Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:00.

Chairman Cole welcomed Linda Merullo, a new Planning Board Alternate to the Board. He congratulated Anthony McManus who was named the 2007 Honorary Fellow by the New Hampshire Bar Foundation.

Chairman Cole announced that **ITEM 6 c. Discussion and possible vote on a residential site plan and Conditional Use Permit for Charles Kageleiry, John O'Neill, Michael Brigham, located on Middle road would not be heard this evening.**

### 1. Citizens Forum

There were no speakers.

### 2. Approval of minutes.

Frank Torr made the motion to approve the minutes.

Doug Steele seconded.

**VOTE U/A**

### 3. Consideration and acceptance of a minor lot line adjustment of land for Mark Jones (owners: Mark Jones and Earle Goodwin) Assessor's Map 11, Lot 14 & 14B-1, zoned RM-10, located on Arch Street\*(P07-05)

Kevin McEneaney explained the simple lot line adjustment is decreasing the Goodwin lot by 2.1 acres and added it to the Jones lot. This plan meets all the requirements.

Frank Torr made the motion to accept the application.

Perry Plummer seconded.

**VOTE U/A**

Open the public hearing



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

There were no comments.

The public hearing was closed

Frank Torr motioned to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. The applicant shall provide the Planning Department with a digital version of the survey.

Dennis Ciotti seconded.

**VOTE U/A**

**4. Consideration and acceptance of a minor lot line adjustment of land for William & Nancy Hunt, Assessor's Map M, Lots 100 & 100A, zoned R-40, located on Back Road\*(P07-07)**

Kevin McEneaney stated that he came before the Board two weeks ago for a lot line adjustment and a minor sub and it was noted that they should have been two separate applications. He explained the lot line adjustment is to take land from the farm property to add to the property where the Hunts reside.

Tony McManus made the motion to accept the application.

Donald Andolina seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Dennis Ciotti questioned Map M, Lot 100, indicating that the barn was encroaching in a setback and there was also a driveway encroachment.

Kevin McEneaney stated that the barn is an accessory structure and meets the setback requirement and a gravel driveway does not need a setback.

Steve Stancel explained if the driveway accesses the barn, a cross access easement would be needed.

Dennis Ciotti made the motion to approve with the following conditions:

1. Add the owner's signatures to the plat.
2. The applicant shall provide the Planning Department with a digital version of the survey.
3. Update the plan to show the distance of the barn from the property line.
4. Create a cross access easement for access to the barn.



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

Donald Andolina seconded.

**VOTE U/A**

**5. Consideration and acceptance of a site plan of land for Hope Community Church – Advent Christian Congregation c/o Rick Cooper, Assessor’s Map E, Lot 73A, zoned R-12, located at 197 Sixth St.\*(Parking lot expansion to 65 spaces) (P07-02)**

Ron Cole stated that the Ronald Cole, listed as an abutter to this property, was not him.

Rick Lundborn, Norway Plains, represented the applicants. He said that they have 34 paved parking spaces. A gravel area is used for as auxiliary spaces for weddings and on weekends. They are proposing 65 total paved spaces including the gravel area. They will keep the one-way driveway circulation.

Dennis Ciotti made the motion to accept the application.

Donald Andolina seconded.

**VOTE U/A**

The public hearing was opened.

There were no speakers.

The public hearing was closed.

Steve Stancel stated that they went to TRC on January 25 and all the items have been addressed.

Frank Torr made the motion to approve with the following conditions:

1. Add the owner’s signature to the plan.
2. Revise the plan by doubling the size of the landscape island on the east side of the parking lot to meet the 5% interior landscaping requirement.
3. Revise the plan to add a tree to the landscape island on the east side of the parking lot.
4. Revise the plan to shorten the proposed filter strip to run between the points where the 124 contour leaves the pavement, approximately 90 feet in length.

Doug Steele seconded.

**VOTE U/A**

**6. Old Business**

**a. Discussion and possible vote on a minor subdivision plan for William & Nancy Hunt, located on Back Road (P07-03)**

Dennis Ciotti motioned to take this item off the table.

John Swartzendruber seconded.

**VOTE U/A**



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

Kevin McEneaney stated that this is a subdivision that will create one additional lot for the Hunts' son to build on in the future. The plan shows a conservation easement on most of the land. The Hunts are currently negotiating with the City of Dover and the easement should take place in the next couple of weeks.

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

Steve Stancel asked what would happen to the horse corral.

Kevin McEneaney answered that the corral will remain until the Hunts build on that lot.

The public hearing was opened.  
There were no comments.  
The public hearing was closed.

Tony McManus made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. The applicant shall provide the Planning Department with a digital version of the survey.
3. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
4. The applicant shall revise sheet #2 of the plat by labeling all of the new lot lines.
5. At the building permit application for lot 1, the existing corral shall be removed.

John Swartzendruber seconded.

**VOTE U/A**

### **b. Discussion and possible vote on an Open Space Subdivision plan for Six High Street LLC, located on Back Road (P06-54)(10 lots)**

Frank Torr made the motion to take this item off the table.

John Swartzendruber seconded.

**VOTE U/A**

Kevin McEneaney represented the applicants and stated that Atty. Bob Battles was also present. A site walk was held 2 weeks ago and since that time, revisions have been made to the plan based on comments, mainly from engineering. They met with the Conservation Commission to go over a wetlands impact with regard to the road grading. They were endorsed by the Conservation Commission for their proposal, including going from an 8% slope to a 10% slope for a short way. If they kept the 8% slope it would double the wetlands. A completed



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

homeowners' document, prepared by Atty. Battles, will be submitted tomorrow. Part of the approval from the Conservation Commission was that there be included in the homeowners' document a forest management plan for the areas between the houses and the river to assure that the integrity of the area stays intact.

Atty. Bob Battles stated that the homeowners' association and by-laws document is straight forward. The documents allow the City of Dover to have access to the open space for purposes of inspection. RSA 483.b9 which is the shoreline protection standards, will be incorporated in the document.

Ron Cole announced that they will not be taking any action on this item this evening.

The public hearing was opened.

Jeff Hollinger, 346 Back Rd., stated that on page #3 of the plans, the distances do not add up to the physical measurements. He spoke about the Tuey Trust where there are two parcels of land, one of which is his. This property was conveyed 10 years prior and it is now listed as an asset. In the P&S agreement dated 8/27/2005, it conveyed the property in a quit claim deed. The foundation document for this development refers to a quit claim deed and describes the minimum of 17.5 acres but it never exclude the property that was sold to him. The Six High Street LLC, used 340 Back River Rd. as an address, which is an address that does not exist. The words from the original P & S agreement were changed from subdivision to open space subdivision. He listed other things that he found in his research at the registry of deeds. He is concerned because they are claiming his property as part of the Tuey Trust. He asked that a bond be posted before any construction can be started on this project. As an abutter, he is concerned with the dumpster and the turn-around that is about 150 feet from his property. The temporary construction driveway is also a concern but his main concern is with the conveyance of the property.

Edward Bleiler, 21 Isaac Lucas Circle, read his letter dated February 3, 2007. The letter referred to a requested zoning change. He felt that the taxes were excessive and he felt that the Planning Board should increase, instead of decrease, the lot size as this proposal is trying to do. He requested that the Planning Board take a field trip to Dover Neck Road, Cullen Bay Road, Isaac Lucas Circle, Waterloo Circle and Back Road. He said that these homes were on a minimum of 40,000 sq ft. and were attractive and the type he expected to be built in the future. He said this is what they are used to and the new proposal is decreasing the standards of the neighborhoods. He suggested changing the lot size from 40,000 to 88,000 sq. ft. He said that it was a positive change to change the waterfront lots to 3 acres. He said that the downgrading of the lot size is downgrading the value of the surrounding properties.

Roger Duploux, 191 Back Road, felt if the size of the lots were reduced, this development would render Back Road obsolete after the City just got done building it.



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

Roger Belanger, 340 Back Road, stated that he agrees with Mr. Bleiler. He said that he can't see why a variance would not be needed for the 8% slope. It would be taken more serious than a waiver request. He said that he would like to see Mr. Hollinger's issues rectified before this development goes any further.

Greg Hunt, 281 Back Road, was concerned with regard to Mr. Hollinger and the title to his land. If the title is faulty and the subdivision goes forward, and the financing falls through, it would lead to the abandonment of the project for lack of financing. He was also concerned with the change in density in relation to what is already there. He stated this is one of the last open spaces in the area. He's concerned for the potential of financial difficulty. He said that he asked Mr. Donner what the projected house cost would be and Mr. Donner answered approximately \$700,000. He felt if the development is predicated on the average price of \$700,000 a unit, then there is a risk of going forward.

Christine Hollinger, 343 Back Rd., stated the project is 30% of the existing houses on Back Road. She was concerned with the dangerous curve where the subdivision will be located and the many accidents that have occurred. She was concerned for the safety of the children. She added there is only 21 feet between the project's driveway and her driveway.

Don Medbury, 3 Covered Bridge Lane, said that he supports the people on Back Road. He felt that the Board should not set precedent by rezoning an area where many people have invested their life savings in a home and expect the value to be retained. He supports the residents and the testimony he has heard is alarming. He supports these people because they supported him when they wanted to build a dump on the north end of town. He said that the present zoning should be retained.

The public hearing was recessed.

Steve Stancel stated that it is important to make some clarifications. It is not the purview of the Planning Board to get into private titles and private disputes. The Board is presented a plan that is stamped by the surveyor and it must be assumed that the plan is correct. If anyone disputes the plan, it becomes a civil issue. He said he would ask the applicant's attorney to attend the next Planning Board meeting to address the concerns that were brought up tonight. The project can be built. When someone comes in for a building permit on any project they are required to put a bond up to cover the costs of the infrastructure improvements. There is no case where a developer walks away with a project half done because the City would pull the bond and completes the project. There is no zoning change here. Three or four years ago Open Space Subdivisions were made a requirement. It doesn't give a developer extra lots. In this zone you are still required to follow the 40,000 sq. ft. lot size to establish density. You must create a yield plan showing a conventional subdivision on this land showing the number of lots at 40,000 sq. ft.



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

The City requires that you put those lots on smaller parcels, thereby, reserving open space on the balance of the property. It is better for the environment, the animals and the abutting properties. It's Planning 101. Cluster subdivisions are the way of the future. You are not getting more density. You are not being allowed to put in more lots than a conventional subdivision. 300 lots have been approved in the last three years and all of them are OSSs. He said anyone can see that they are much better than the cookie cutter lots. Mr. Stancel said if there is a move to decrease density, he suggested it would be through the upcoming Master Plan process where you can make your concerns known. It is possible to decrease density and still allow OSSs.

Ron Cole said if anyone is interested they can contact Chris Parker or Steve Bird. He said that now is the time to make their concerns known because we are in the middle of the Master Plan process.

Steve Stancel said that he has spoken to Will Corcoran and Donna Langley in the Assessor's Office and they found no evidence that Open Space Subdivision lots have created lesser value of house lots or have had a negative impact of surrounding property. Steve Stancel stated that they have asked that houses be added to the lots on the yield plan to verify the number of lots. Engineering has outstanding issues including guardrails and a drainage analysis.

Perry Plummer asked about the Knox box. He recommended a system that would open the gate when the lights are turned on rather than to have to get out of the truck.

Marcia Colbath stated the Open Lands Committee wholeheartedly supports the OSS. In the City of Dover they have been responsible for hundreds of acres of preserved land. These subdivisions cause less impact to the environment and, overall, have higher values. The spaces left open are contiguous and provide a greater buffer to rivers and to wildlife. Environmentalists, statewide, support this. This type of subdivision has led the way for more preservation of land and open space in the City.

Linda Marullo asked how the homeowners would get access with the Knox box. She said that she felt that lots 4, 5, and 6 were very wet even with the snow cover. She's ok with the lot size and the development; it is just a question of the wetlands on those lots.

Kevin McEaney explained that Wetland Specialist Lenny Lord is very well respected in his field and there are no wetlands on lots 4, 5 and 6. The water table is extremely high, which is an indication of the amount of rain that we've had. Kevin explained that the temporary construction mat is made up of rip rap cobbles which is a rough roadway that allows the mud that is picked up on the truck tires to drop off before going onto Back Road. It is temporary and a requirement of Community Services.

Ron Cole asked about the concern expressed about the dumpster.



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

Kevin McEaney stated that the dumpster would be screened and wouldn't be an industrial size dumpster. It would preclude green bags sitting on Back Road.

Atty. Battles stated that he would be more than happy to meet with the abutters. His clients are not prepared to go forward and build a project on land that they don't own. He is going to confirm that there are no title issues. He has reviewed the title and he frankly doesn't see any problems. He said that there were comments regarding the P&S and he is willing to look at that also. If there is a question he will address it.

Dennis Ciotti said that a guardrail was referenced but it was not addressed.

Kevin McEaney said that it was a comment from Paul Vlasich.

Steve Stancel said there is a comment made regarding guardrails because of a drop-off. Mr. Connolly said that guardrails are not required under the circumstance and that's why they are not included in their design. He said it is an issue that needs further discussion.

Dennis Ciotti felt with the dumpster trucks, mail trucks and others coming in, not having a guard rail would be inviting something to happen.

Frank Torr made the motion to table.

Marcia seconded.

**VOTE U/A**

Steve Stancel stated that he would send out notices to the abutters because he is not sure this would be ready for the 27<sup>th</sup>.

**d. Discussion and possible vote on a site plan, lot line adjustment and Conditional Use Permit for Summit Land Development, located on Indian Brook Drive/Sixth Street/Members Way. (P06-61)**

Chairman Cole called for a five minute recess at 8:15.

Chairman Cole brought the meeting to order at 8:20.

Frank Torr made the motion to take this off the table

Perry Plummer seconded.

**VOTE U/A**

Bob Stowell spoke about the site walk saying it was very informative and had a great turnout. They met with the staff and reviewed outstanding issues from TRC. They continue to work with



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

staff and some things to be addressed are the Habitat Management Plan with respect that years ago there was a rare orchid sighted on the property. There is a potential of the driveway being shifted. \$161,000 is their fair share contribution for their impact to three intersections. They were successful in obtaining the preferred five acre parcel from Northeast Credit union for their sending area. The parcel is contiguous with other conservation land, bringing it up to about 30 acres.

Perry Plummer asked about the landscaping with regard to the abutter.

Bob Stowell stated that spoke with staff and will work with the Planning Director to establish suitable landscaping.

Tony McManus asked since the lot extends to Sixth Street and although there will be management plan, would there be something addressing no further development.

Bob Stowell stated that they are proposing no restrictions. He said that it wouldn't be an easily developed piece of land but it is in a very desirable location. Not knowing what the regulations will be in the future, they are leaving that option open.

Linda Merullo asked for more landscaping along the front on Indian Brook Drive and wanted Bob Stowell to elaborate on the type of trees and shrubbery.

Bob Stowell said that the comments have been to provide more evergreens for screening of the parking lot. They will also add something for color year around.

The public hearing was opened.

Beth Thompson, Economic Development Director, supports this project. The TDR Ordinance was established in 1998 to promote intense development. This is exactly what they expected. She recommended that this plan be approved.

Jim Ellis, Heather Lane, stated that due to the clear cut for this project and the park 'n ride, he would prefer that there be minimal lighting in the evening. He asked that that be a consideration.

Bob Stowell stated that there is a lot of lighting on the property. They will try to keep the lighting down low and they will be consistent with what the Credit Union has. In the evening the lighting is just for security.

The public hearing was closed.



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

Steve Stancel there has been concern regarding what would happen to this property if a nonprofit takes over the building. He said that RSA 72:23 addresses taxation. Essentially, a qualifying entity must own, use and occupy the premises in order to be tax exempt. The intent of the applicant is to maintain ownership of the building.

Steve Stancel stated that the Planning Department recommends approval of the lot line adjustment plan with the following conditions:

1. Add the owner's signature to the plat.
2. The applicant shall provide the Planning department with a digital version of the survey.
3. The surveyor's stamp and signature shall be added to the plat.
4. The applicant shall revise the Transfer of Development Rights plan to add metes and bounds to the easement boundary of the 5 acre sending area.

Steve Stancel stated that the Planning Department recommends approval of the Site plan, Conditional Use permit and waivers as applicable with the following conditions:

1. Add the owner's signature to the plan.
2. The engineer's stamp and signature shall be added to all sheets of the plan.
3. The applicant shall provide the Planning Department with the NH Department of Environmental Services Site Specific Permit and add the permit number to the plat.
4. The applicant shall provide the Planning Department with the NH Department of Environmental Services Wetlands Permit and add the permit number to the plat.
5. The applicant shall provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent Permit has been filed.
6. The applicant's Operation and Maintenance Plan for the stormwater management system shall be reviewed and approval by the Environmental Projects Manager, prior to the signing of the plan.
7. The applicant shall prepare a Habitat Management Plan for the overgrown field portion of the property in order to improve the habitat for the threatened plant species. Said plan shall be reviewed and approved by the Conservation Commission prior to the issuance of a building permit.
8. The applicant shall provide an executed conservation easement for the TDR parcel. Said easement shall be reviewed and approved by the Planning Department and City Attorney prior to signing the plan.
9. The applicant agrees to contribute a fair share contribution for the off-site improvements to the following intersections: a) Indian Brook Drive/Sixth Street - \$21,845; b) Indian Brook Drive/Members Way - \$72,760; and c) Indian Brook Drive/Spaulding Turnpike - \$67,150. These contributions shall be paid to the City prior to the issuance of a building permit.
10. The applicant agrees to revise the driveway location onto Member's Way if the design of the driveway proposed for Bowden Dover LLC would result in a better alignment.



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

11. Revise the plan to add additional landscaping along Indian Brook Drive, to the satisfaction of the Planning Director.
12. Revise the plan to address conditions #2 & #3 from the Assistant City Engineer's memo dated February 9, 2007.
13. In the future should the applicant request to condominiumize a portion of this building this would come back before the Planning Board for review and comment.
14. Prior to the signing of the plan there be a development of a minimal lighting for evening security purposes.

Frank Torr made the motion to approve the lot line adjustment plan and the site plan with the conditions outlined by the Planning staff listed above.

Perry Plummer seconded.

**VOTE U/A**

Chairman Cole announced that a Previous Concrete Seminar will be held in Greenland and he hoped that someone from the Board would be able to attend.

### **7. New business**

Steve Stancel stated that it is CDBG program time. The City of Dover is an entitlement community. The Board will be hearing the proposals on the 27<sup>th</sup>. He suggested a workshop on March 6<sup>th</sup> and then on March 13<sup>th</sup>, the budget can be finalized and sent to the City Council for their review and vote.

### **8. Committee Reports**

Frank Torr spoke on the Waterfront Committee. He said that they met on February 5<sup>th</sup> and had a presentation on the term sheet. He said that the term sheet spells out the expected improvements of the waterfront. It clarifies the intent of the negotiations and serves as a basis of the land development agreement plan to be negotiated and approved after the term sheet is approved. He said that the term sheet should be finalized by February 26<sup>th</sup> and then sent to the City Council for their approval. He read a schedule of about 20 items. He said that the public can participate during Citizen's Forum and the meetings are held in the cafeteria at the McConnell Center.

Kirt Schuman stated that the Economic Land use Committee has met three times. Their meetings are held at 8:00 AM on Saturdays at the McConnell Center. Anyone can attend.

Steve Stancel stated that the sign ordinance was scheduled to go to the Council Meeting on the 14<sup>th</sup> for a public hearing. That meeting was postponed until Thursday, and because of the intricacies of the zoning amendment, the public hearing for the sign ordinance likely won't be



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, February 13, 2007**  
Meeting Time: **7:00pm**

heard because everyone will have to be re-notified. The public hearing will probably take place at the March 4<sup>th</sup> City Council meeting.

Ron Cole stated that he will represent the Board at that meeting.

Donald Andolina asked for an update on the Class VI Roads.

Dennis Ciotti said that it is a committee appointed by the Mayor and if anyone wants to apply, they are welcome to fill out an application in the City Clerk's Office.

Dennis Ciotti said he is concerned with parking issues. Measured Progress, Liberty Mutual and the church on Sixth Street are all coming in for more parking. He felt that the ordinance needs to be updated if it is not keeping up with the changes. He would like to see it looked at and possibly updated.

Steve Stancel stated that it is important to continue to look at the regulations. It is a fine line between being sure that they have enough parking and not too much. He said it is probably something that should be revisited.

Ron Cole stated that he will come up with a committee to review parking.

### **9. Adjournment**

Donald Andolina made the motion to adjourn.

John Swartzendruber seconded.

**VOTE U/A**