

**DOVER PLANNING BOARD WORKSHOP  
MINUTES OF MEETING  
NOVEMBER 15, 2005**

**MEMBERS PRESENT:** Frank Torr, Dean Trefethen, Ron Cole, Perry Plummer, Doug Steele, Tony McManus, Dennis Ciotti, John Swartzendruber, Donald Andolina

**MEMBERS ABSENT:** Bryan Cahoon

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

Chairman Cole opened the workshop on the CIP for FY 2007-20012 at 7:04 PM.

Ron Cole explained in past years the Board discussed the items listed on the City Council Resolution for the first year of the CIP. He read the list of items.

Donald Andolina asked what bridge #8 was referring to.

Steve Stancel answered that it is the Washington St. Bridge over the Cochecho River. He explained that the number is in addition to previous funds that were set aside and represents 20% of the total cost. He further explained that \$231,200 is a 20% match of additional monies to be set aside.

Donald Andolina stated that he supports the Open Space land. He felt that the recent Supreme Court ruling where land could be taken by eminent domain should be investigated with regard to land that is being put into Open Space for perpetuity. He felt that it was important to know if this land could be taken by eminent domain.

Steve Stancel stated that he would get a legal opinion.

Donald Andolina commented on the Police Facility which is almost 7 million dollars. He said that it is obvious that they do need more space. He said that as some of the occupants of City Hall move out, there would be more vacant space that could be used by the Police Department. He said that he wasn't sure that it would work, but thought that it should be investigated before spending 7 million dollars. He said that the Fire Department is also in need of a Northend Fire Station and is requesting 2.5 million dollars for a new station. He felt that the City should be looking at a combined safety complex. If that were not possible, he recommended looking at giving the Police more space in City Hall.

Perry Plummer said he is not opposed to the combination Police and Fire facility, except that they have different needs. Their need is to be in the Northend of the City because of response times and the Police Department needs to be downtown.

Donald Andolina thought that the Board should look further into giving the Police more space in City Hall and thereby pushing out the 7 million dollars.

Perry Plummer, in answer to the question of what would happen to Central Station if they do decide to build the Northend Station, said that there were many studies done over the years. He explained when he became Chief he called a number of consultants and found out their methodology of placing stations and response times and came to the same conclusion that three stations were needed. He had a map generated by the GIS depicting areas of the City and response times. If the headquarters are relocated to the Northend, and they look back in a year or two and find that Central Station isn't needed, they would consolidate the workforces and work out of two stations. He doesn't think it would happen, but you never know what will happen in the future. He said with regard to additional staffing for the new facility, the national standard says that they need between 14 – 16 people per shift. They now have 11 people. He didn't recommend that they go to 14 – 16 people because the City can't afford that. He proposed that they add one more person per shift to 12 and they can operate three stations with 12 people in each. It's bare bones but it's a compromise between national standards, what they would like to have and what the City can afford.

Don Andolina asked if that number included both fire and rescue.

Perry Plummer stated that it did.

Perry Plummer stated that they have 50 people total. He explained that the location of the proposed station would be across from Glenwood Avenue, on Sixth Street. They are in the final stages of negotiating with Liberty Mutual for the land. For 2.5 million dollars they would be looking at 15,000 sq. ft. and a timeline of a May 15, 2007 opening.

Frank Torr asked if anyone has look into consolidating services with Somersworth and Rollinsford.

Perry Plummer said that they are always interested in sharing resources. They share mutual aid but there doesn't seem to be any interest on either part.

Tony McManus asked Mike Joyal to speak about the status of the Tolend Road Landfill. He said that the proposal for the next 3 years is over 15 million dollars, which indicates to him that the discussions with EPA about doing it for less cost has fallen through and the City is back to the original plan for remediation.

Mike Joyal said that the number is a reflection of the actual cost that would be incurred in closing the landfill. The discussions with the EPA and the State were successful in coming up with an amended record of decision (ROD) which is looking at alternative methods for closing the landfill. He explained that the run off from the landfill would be treated. At this point, they have gone into the preliminary design stages for that. The expectation is that they would start the final engineering and construction in the

following year. They are 15 million is the complete cost of the construction of that remedy. There are other issues that still need to be addressed on whether or not they are going to proceed with the amended ROD or go back to the original capping of the landfill. Either one is acceptable, but at this point, they are under the amended ROD which is to do the treatment.

Tony McManus asked what the City would get for the 13 million dollars.

Mike Joyal explained that it is a system that will create a burrow underground, around the perimeter of the landfill, and will intercept any runoff of contaminants that flow underground. It has been proven that by allowing the contaminants to stay on site and without extracting them from the ground, they will take care of themselves. They will be putting up a barrier around the outside perimeter of the landfill to capture anything that may attempt to migrate off site.

Tony McManus asked if any portion would be reimbursed by the Federal government or EPA.

Mike Joyal answered there is no money in the Superfund.

Mike Joyal stated that the City is one of several potential responsible parties that would share in the cost of constructing that interception system. He added that there would be ongoing operational costs that would have to be budgeted in the operating budget. Those are not currently built into the budget so that should be new expenses once that system comes on line.

Tony McManus asked if the landfill land would be available for public use in the future for a park or a golf course.

Mike Joyal said that as far as a use on top of the landfill, he doesn't see that coming to fruition in the near future because of the expense of developing it and the fact that it was a landfill and probably shouldn't be reused.

Dennis Ciotti asked if the 13 million dollars was Dover's share of the entire project.

Mike Joyal answered that it represents about 42 or 43% of the overall cost.

Perry Plummer felt the money should be left in the CIP for land for the Police Station. If they decide to use City Hall, it wouldn't be bonded so it wouldn't cost anything. He said if you don't put something in there for the land and a property becomes open, they may not have a second chance to move into the downtown area.

Dean Trefethen asked if he could get a summary of the improvements with regard to #12 – Street Improvements – Sixth St./Indian Br Dr.

Steve Stancel stated that the improvements would be required because of development along the Sixth Street Corridor, including not only Liberty Mutual, but recent additions of Measured Progress and future development on Venture Drive. It includes adding turning lanes to the intersection of Sixth St. and Indian Brook Drive and upgrading the signal. It also includes putting two lanes in each direction along the entire length of Indian Brook Dr., including a middle lane for turning, as well as, a signal at the entrance of the Credit Union and the future proposed Park & Ride. There are required improvements to Exit 9 which will have to be addressed by the State and Liberty Mutual.

Dean Trefethen asked for a time frame.

Steve Stancel stated that those improvements would have to take place prior to Liberty Mutual opening up in Feb. or March of 2007.

Dean Trefethen said that he doesn't believe that there is any money in the State 10-Year Plan for Exit 9.

Steve Stancel stated there are negotiations occurring between Liberty Mutual and the State with regard to what contributions the State will be providing towards the project. There will be negotiations between Liberty and the City as to what the City's portion might be for the improvement.

Dean Trefethen stated the State has been planning the park & ride facility for a while and asked if they budgeted to include any money for either Indian Brook Dr. or for Exit 9.

Steve Stancel stated that is still in negotiations but there will be monies provided for Indian Brook Drive.

Dennis Ciotti asked if the \$1,671,000 for Sixth St. and Indian Brook was the entire cost and if anything had been put into a fund for impact fees. What would be recouped after this is done.

Steve Stancel stated that it is the total projected fund. There are some minor amounts that have been put aside from impact fees charged to some of the more recent developments that have occurred in the corridor. Liberty Mutual may be paying a portion of the \$1,671,000 as it is part of the negotiations.

Dennis Ciotti asked if future impact fees would be earmarked for this site.

Steve Stancel answered not unless there was a betterment district. In general, the tax revenue received from these developments will more than pay for the annual cost of the bonds.

Tony McManus asked if the area might not be an appropriate area for a TIF district in view of the substantial infrastructure costs that would be ongoing for quite a while.

Steve Stancel stated that it has been looked at and it is continuing to be looked at as potential financing tool.

Steve Stancel stated that the Woodman Park School Renovation has 9 million dollars because, as the City Manager pointed out at the workshop, they want to make sure that a commitment was made. It will be broken down in two payments of 4.5 million.

Donald Andolina asked if that was the only line item that was multi-year.

Mike Joyal answered that there were two projects, #15. Street Reconstruction – Broadway, and #17. Woodman Park School Renovations.

Dean Trefethen asked what kind of interest rates the City is expected to received on bonds.

Mike Joyal thought that they would go to market in June of 2006. They received very favorable rates last summer, at 3.8%. He said that he would expect it would be something comparable, perhaps ½ higher. He said the bond market will be affected as interest rates go up.

Dean asked if the 3.8% would be locked in for the life of the bond.

Mike Joyal stated that it is a fixed rate.

Steve Stancel explained that the Planning Department goes through every single item in the CIP yearly, and matches the items up with the Master Plan. They indicate exactly where in the Master Plan the recommendation is located and if the recommendation is listed as a high, medium or low priority. This makes it easy for the Planning Board or members of the public to connect what is in the CIP with the Master Plan and what should be important and what should not.

Frank Torr asked if the bonding for water and sewer would be covered by the existing rate.

Steve Stancel stated that it would come out of the water & sewer fund and the changes in the rate are listed on the second page of the Resolution.

Steve Stancel stated that the Planning Board will vote on the CIP at the next Planning Board Meeting on the 22<sup>nd</sup>, and then forward it to the City Council.

Tony McManus agreed that it makes sense to keep money in the budget for the Police Facility Land Acquisition. It is hard to specify an amount for design and construction until you know where the building would be located. He said that as some of the Police functions move into the McConnell Center, and with the School Dept. moving out, it makes sense to him that we hold off building the impound facility and making provision for City Hall Improvements until we know what space is available and have some kind of

a master plan for the building. He would be willing to remove items 2, 3, 5, from the bonding portion of the budget.

Mike Joyal explained that record storage was built into City Hall in the 1900's but with the growth and the activity in the building, it has been exhausted. When the McConnell Center building became available it was used for record storage. The City is required to maintain in hard copy of certain files for eternity. With the renovation of the McConnell Center, those files have been put into portable storage units, which is not the best place to keep historic records. The City has to move the Police Department storage that is on the waterfront out of that property so it can be freed up for development. The proposed Municipal Records/Impound Facility would be a small addition to the back of the existing Mast Road Facility, which would have some garage bays to store the Police crime scene vehicles, traffic and parking materials, but there would also be a dedicated area for storage of records.

Tony McManus asked if the State is requiring a separate specific storage facility for municipal records and a person designated as a record keeper.

Mike Joyal stated that there is an actual statute that establishes what records and for how long a municipality has to maintain the records but does not give details on how they should be kept.

Donald Andolina felt with the deterioration of the Woodman Park School, it would be a good idea to recommend that a municipal building maintenance fund be established wherein each year some money is put aside so that the City is not hit with this kind of urgent request. He said that the City needs to keep their municipal and school buildings in repair and such a fund would give some money, up front, to draw on. He asked that the Board consider that.

The workshop was closed.