

**DOVER PLANNING BOARD
MINUTES OF MEETING
DECEMBER 7, 2004**

MEMBERS PRESENT: John Swartzendruber, Mindy Anderson, Tony McManus,
Donald Andolina, Dean Trefethen, Ronald Cole, Frank Torr,
Beth Thompson

MEMBERS ABSENT: Pete Lavoie, Dennis Ciotti, Bryan Cahoon, Eric Took

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

ITEM #1: Citizens' Forum

No one spoke

ITEM #2: Discussion and vote on the Capital Improvements Program (CIP).

Chairman Cole brought the meeting to order at 7:05.

Steve Stancel explained that the objective of the Planning Board in the CIP process is to review the CIP in its relation to the Master Plan. Not so much to look at the cost factor, although that always figures in, but more to look at whether or not a particular item should be pushed ahead or pushed back in terms of the years. He stated that the Planning Board should look at all 6 years and both the debt financing, as well as operation finance portion. He said that in the past years the Board has tended to focus on Year 1 of the plan. He stated that the Board members have received the McConnell Center reuse information, as well as information on the Northend Fire Station and the Southend Fire Station Repair and Renovation Work. Steve Stancel explained that Peté Lavoie was unable to attend the meeting but put forth a memo with his recommendations. Also on the desks is a copy of the resolution for the supplemental \$193,000 Downtown Transportation Improvement Program and a copy of the original CIP Authorization for Bonding Resolution for Year 1.

Steve Stancel explained that staff broke down in greater detail what the Downtown Transportation Improvement Project's \$193,000 entails. He said that there is also a document that is put together annually that shows a comparison of the Fiscal Year CIP project to Master Plan recommendations. It is meant to be used as a tool by the Board members.

Steve Stancel said that he is mirroring Pete Lavoie's comments that the McConnell Center Building is requesting \$2.5 million as opposed to \$3.5 million. He said that he is in general agreement that the City Hall Renovations (ITEM #3), should be held off. The Police Firing Range (ITEM #4), because the Police are investigating alternatives and maybe a shared facility can be pushed off a year. Street Improvements (#11) Henry Law Avenue, Pete Lavoie has indicated that he would not be able to get to this phase of the

project if it were funded, as he is still working on the 1st phase and his recommendation is that it be pushed off a year. Also he recommended that the street reconstruction on Lincoln St. be moved back for one year. Steve Stancel said that there has been discussion and comment at the public hearing that #15, Park Improvements for Bellamy Park, should be put off one year and in turn replace it with Hancock Park. That will likely require a rehearing at the City Council level but that doesn't eliminate the Planning Board from making that recommendation to the Council.

Garry Bannon explained that Hancock Park is 400 feet deep by 65 feet wide and abuts at least 15 to 20 homes directly and needs total rehabilitation. \$140,000 was looked at as a figure. He spoke about the Butterfield Gym fitness upgrade \$275,000. and explained what that involved, stating that it is a two part project.

Discussion ensued.

Chief Plummer stated that he has nothing to add to what he has passed out. He spoke about discussions they were having with Liberty Mutual for land to locate a Northend Fire Station. He also spoke about the land across from Northeast Federal Credit Union and owned by the CDBG program, that they looked at years ago and never purchased.

Discussion followed with regard to the Northend Fire Station and the Southside Fire Station.

Tony McManus stated that the School Department was proposing \$200,000 a year for five years for Dover High School. He felt that it makes no sense in terms of what they will be paying in interest at the end of the five year period. He was hopeful that they would take a look at that and use the General Fund money for those expenses.

Tony McManus stated that Mr. Beecher's introduction to this proposal talks about the attempt by the City to do things in the Operating Budget for small reoccurring items rather than bonding those over a period of time.

The Board went over each of the 25 items one by one and made their comments and changes.

Chairman Cole asked how the Board wanted to handle making a formal recommendation to the City Council on the CIP.

Steve Stancel stated that he would do a memo and e-mail it to the Council for tomorrow's City Council meeting.

Donald Andolina made the motion to combine the Downtown Transportation Improvement Program item of \$193,000 and the CIP item in the final vote.

Beth Thompson seconded.

VOTE U/A

Tony McManus made the motion to submit the following recommendations to the City Council of \$13,750,000., plus \$193,000. for the Downtown Transportation Improvements and to make the following changes:

1. The Hancock Park and the Bellamy park improvements get switched around
2. The Northend Fire Station pushed up one year
3. That the Council suggest to the School Dept. that they think in terms of using general fund money instead of doing the \$200,000 a year bonding for the Dover High improvements.

Donald Andolina seconded.

VOTE U/A

The following recommendations for the 2006 – 2011 City of Dover CIP were made:

| Item | Description | Recommendation | Explanation |
|------|---|-------------------|--|
| 1 | McConnell Bldg Improvements pgm | 2,500,000 | Reduction per request |
| 2 | City Buildings Window Replacement | 320,000 | |
| 3 | City Hall Auditorium Renovations | 0 | Put off for further study |
| 4 | Police Firing Range | 0 | Removed per request |
| 5 | North End Station Land Acquisition | 200,000 | |
| 6 | Southend Fire Station Renovation | 340,000 | |
| 7 | PW Heavy Equipment | 200,000 | |
| 8 | General Streets Improvements | 1,000,000 | |
| 9 | Tolend Rd Landfill Remediation | 1,000,000 | |
| 10 | Street Improvements – Glenwood Ave | 1,550,000 | |
| 11 | Street Reconstruction – Henry Law Ave | 0 | Removed per recommendation Community Services |
| 12 | Street Reconstruction – Lincoln | 0 | Removed per recommendation Community Services |
| 13 | Sixth Street/Venture Dr Signalization | 275,000 | |
| 14 | Signalization Upgrade Program | 100,000 | |
| 15 | Park Improvements – Bellamy (incl Bridge) | 145,000 | Recommend moving Hancock Park forward a year and Bellamy project back a year |
| 16 | Butterfield Gym Fitness Upgrade | 275,000 | |
| 17 | Garrison School – New Gym/Admin Spaces | 2,150,000 | |
| 18 | Dover High School Improvements | 200,000 | |
| 19 | Woodman Park School Renovations | 75,000 | |
| 20 | Water Main Repl – Old Dover Point Rd | 150,000 | |
| 21 | Water Main Repl – Atlantic/Gulf Rd | 400,000 | |
| 22 | Pump Station Upgrade – River St | 250,000 | |
| 23 | Sewer Main – Varney Br Forcemain | 2,100,000 | |
| 24 | Sewer Main – Duham Rd Rehab | 400,000 | |
| 25 | Sewer Main – Ela and Pearl Streets | 120,000 | |
| | TOTAL | 13,750,000 | |

Additionally, the Planning Board Recommended:

1. That the Downtown Transportation Improvements proposal for \$193,000 be approved.

2. That the Northend Fire Station construction be moved up from Year 2008 to Year 2007.
3. The School Department in the future investigates placing the annual request of \$200,000 for the Dover High School Improvements into the Operating Budget vs. Debt Financing. There was some feeling that if the operating budget was not an alternative, then perhaps placing the total amount of the money for future years in one bond might be more prudent.

ITEM #3: Adjournment

Beth Thompson made the motion to adjourn.

Frank Torr seconded.

VOTE U/A