

**PLANNING BOARD  
MINUTES OF MEETING  
MARCH 26, 2002**

**MEMBERS PRESENT:** Pete Lavoie, David Landry, Ron Cole, Margaret Stevenson, Parks Christenbury, Dennis Ciotti, Beth Thompson, Chuck Maglaras, Tony McManus

**MEMBERS ABSENT:** Frank Torr

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

**ITEM #1: Citizens' Forum**

Craig Williams, 154 Middle Road, stated that he is an owner of Elliot Rose and is not representing that company but himself. Being an abutter to that property he doesn't feel that 200 homes is the best way to go for Dover. A better use of the land would be a mixed use as a Business Technology Park, open space or a future site for a south side elementary school, recreational and perhaps some limited residential development. Mr. Williams stated that the infrastructure of the land due to past uses include a dedicated natural gas pipeline, transmission lines and a well with a capacity of about 1 million gallons per day. A business technology park would allow citizens to work in Dover. He said that he would like to see all these uses considered as it makes good economic sense.

**ITEM #2: Approval of Minutes.**

Beth Thompson made the motion to approve.

Dennis Ciotti seconded.

**VOTE U/A**

**Abstained – Tony McManus**

**ITEM #3: Consideration and acceptance of a minor lot line adjustment of land for McEneaney Survey (Owner Dover Meadows LLC) Assessor's Map K, Lot 49A-7 & 49A-8, zoned R-40, located on Augusta Way. (P02-15)**

Kevin McEneaney explained that this was a very simple lot line adjustment of 4 feet. The lot line adjustment would allow for sufficient room for future maintenance around the area of the existing foundation. This is an ADS subdivision and the setbacks for the subdivision are between units, not to the lot lines.

Parks Christenbury made the motion to accept the application.

Peg Stevenson seconded.

**VOTE U/A**

The public hearing was opened.

There were no comments.

The public hearing was closed.

Peg Stevenson made the motion to approve with the condition that the owner's signature be added to the plat.

Parks Christenbury seconded.

**VOTE U/A**

Steve Stancel announced that because of wetland issues that have come up, the Dupere Subdivision would not be heard this evening. He said that it could possibly come up on April 9<sup>th</sup> and abutters would be re-notified.

Ron Cole stated that it would also be in the local newspaper.

**ITEM #4: Consideration and acceptance of a minor lot line adjustment of land for Nelson Miles Cook III & Citadel Broadcasting Co. (WOKQ), Assessor's Map M, Lot 90D-10 & 91A, zoned R-40, located on Isaac Lucas Circle. (P02-16)**

Chris Jacobs, Norway Plains, stated that this is an existing lot of record, located on the Piscataqua River. The plan is to acquire .4 of an acre from Citadel Broadcasting from their 70 acre parcel. He said that there is an existing woods road that is mostly on the Citadel property. He said that the lot line adjustment would make access to the rest of the parcel easier for the intent of building a home in the future. He added that he has advised the owner that he would have to come back before this Board for those plans. This evening he is just here for the lot line adjustment.

Dennis Ciotti made the motion to accept the application.

Chuck Maglaras seconded.

**VOTE U/A**

The public hearing was opened.

David Dickson, 20 Isaac Lucas Circle, stated that the Brickyard Estates of Dover Association raised the issue of the use of that land because Mark had indicated that they didn't have any intention to make any of that land residential. Right now it abuts his lands, as well as, one of the other property owners and it is not included within the confines of the records of the Brickyard Estates Association. They have a concern as to the use of that land. They don't necessarily have a concern about making the lot line adjustment as long as the land is used for the appropriate purpose. They are very concerned with the trailer at the back of that property that has been there for 15 years and no one wants to claim ownership of it and it needs to be removed. They have asked WOKQ to remove it but prior owners of the land would not allow it to be drawn across their land, which was the only access road from that piece of land. He said that they would like to make sure that that is done. They would also like to make sure that any plan that is approved by the Board take into consideration that the area is very delicate with regards to wetlands and conservation land. This road is a woods road and is a small

narrow piece that is currently on the WOKQ property. This will allow the owner to make the entrance just beyond the pump station and then take a dog leg to the right and go down to the point. It would be a very difficult piece to develop and he believes that the prior owners have already had some concern about that in the past. The Brickyard Estates Association is not sure how this affects their covenants.

Maryanne Fackovec Russo, 24 Issac Lucas Circle, stated that she would like to agree with Mr. Dickson. She said that they would not want that to be a road but simply a driveway if a private home were approved. She said that there is a wetlands area and a ravine. There would have to be care where the driveway would be placed to not impact the area.

The public hearing was closed.

Chris Jacobs said that the purpose for acquiring the .40 of an acre is to ensure that the existing woods road would be attached to this parcel. The existing woods road is possibly the best location to site a driveway if the owner proceeds with his plans to put a house further down on the piece of property. He said that he has advised him that he would need a Conditional Use Permit, for the 20% slope ordinance and the 75' buffer to wetlands. He would have to go before the NH Wetlands Board because they have 100' tidal buffer. The owner is well aware that this is the first step in a lengthy process. He understands the concerns of the association and when he makes the re-application, those particular concerns will be adequately addressed.

David Landry asked if the property owner is currently part of the association.

Chris Jacobs stated that he is and therefore has to live up to covenants.

Steve Stancel asked Chris Jacobs if he would have a problem putting a note on the plan indicating that the applicant agrees to put the additional land as part of the protective covenants.

Chris Jacobs said that there is no cross easement back to Citadel meaning that eventually this could not be a road and they would not have a problem putting the additional land as part of the covenants.

Mr. Dixon said that when he checked the abutters list he noticed that one owner's name was not current because the land had been transferred several months ago.

Discussion ensued and it was determined that Chris Jacobs provided the current name and an agenda was sent to them by certified mail.

Tony McManus made the motion to approve the waiver of the surveying of the 70 acre parcel and the lot line adjustment with the following conditions:

1. Add both of the owner's signatures to the plat.

2. Revise the plat to label the lot line to be eliminated.
3. Revise the plat to add the minimum building setback lines.
4. Revise the plat to add the owners' addresses.
5. Revise the plat to add the proposed monumentation at the new lot corner.
6. Revise the plat to correct the spelling of the owner's name for Map M, Lot 90A-3.
7. Revise the plat to correct the abutters name for Map M, Lot 90J
8. Revise the plan by adding a note indicating that the applicant will provide the City with a digital copy of the final plat.
9. Add a note to the plan requiring that the additional .4 acres be added to the existing protective covenants as recorded for Issac Lucas Circle.

Parks Christenbury seconded.

**VOTE U/A**

**ITEM #5: Consideraiton and acceptance of an amendment to a major subdivision of land for Northam Builders, Inc. (Owner Anna Kay) Assessor's Map G, Lot 27 & 29, zoned R-20, located off Columbus Ave. (P98-22)**

Attorney Jim Schulte, represented the applicant. Wallace Woods subdivision was approved in 1998 and one of the requirements was that between lots 8 & 10 there be a 50' strip of land designated for utility easements and for a proposed future roadway. He said that the intended purpose for the roadway was to connect to the remaining portion of lot 29 which goes all the way out to Littleworth Road and may someday be developed. They are requesting limited relief by seeking a conditional approval to rescind the requirement for the roadway. If that roadway was built it would be about 1000' long before it got to the place where houses would be constructed on lot 29 and it would run through some wetland area. He is seeking conditional approval because the applicant is proposing that a portion of lot 29 be subdivided and then deeded to the City for the purpose of athletic fields. The City Council would also have to accept the dedication of that land and an access way across the remaining part of lot 29 out to Littleworth Road. He said that before that they go through all of that trouble and involve the City Council and get a full survey of this parcel they need to know whether or not this Board would consider rescinding a requirement for the right of way between lots 8 & 10. He is asking for conditional approval that the rescission take effect only upon the subdivision of the area where the athletic fields would be and then the deeding of that land to the City.

Tony McManus asked how big the lot was that they are considering dedicating to the City. He asked if the future access would be from Littleworth Road.

Atty. Schulte said that by estimate the lot is 6 to 8 acres and that the access would be from Littleworth Road. He said that there are no immediate plans to develop that property but eventually, it would be developed. This is in an area where at times in the past this Board has considered rezoning so they don't know how that would sort out but someday it would be developed and then the access would connect to whatever roads are laid along the rest of lot 29. The City would have to build some sort of access road across the right of way. They haven't yet figured out exactly where the right of way is

going to be located because they haven't done the topo. A right of way would be deeded to the City, which may be used for a few years or may be used for many years until this gets developed. Eventually if it's a residential subdivision, the most likely development scheme would be to put in a horseshoe shaped road with two points of access on Littleworth Road so it would not be a cul-de-sac. Somewhere along that road there would be a right-of-way from there out to where this property is located.

Tony McManus asked how many of the 6 to 8 acres is upland.

Atty. Schulte said that he thinks that most of it is. The other plan shows that behind Lots 17, 19 & 20 there is a drainage easement area. He said that he doesn't know what the status of that property is. Presently, the land that he has marked out is wooded and is primarily pines. He said that people from the City have been out to take a look at it to see if it would be suitable for development. He said that, obviously, that would be a condition. If the City makes a determination that it is not useful to them, then it won't be subdivided and won't be deeded and the conditional approval would have no long-term effect.

Beth Thompson asked if Atty. Schulte's client has any conditions on what type of recreation would go there. She asked about the possibility of a more intensive use of recreation that would draw a lot of people such as an indoor facility or something that has been proposed over the years.

Atty. Schulte said that they expect that it will be used for athletic fields but ultimately it is up to the City as to what happens there. He said that if you are talking about putting in a water park with slides, you might run into some resistance. He said that he always thought about open-air fields and hasn't thought of indoor facilities. He said that he doubts that his client would object to that. He added that it would be part of the discussions before the Council or when they come back for subdivision approval. He said that they have a preference to actually deed the land to the City with a deeded right-of-way. This land does not have frontage to qualify it as a separate lot except that the City is exempt so he understands that they could subdivide this as long as the City was the owner of it even if it didn't have frontage.

Chuck Maglaras wanted to know if this is land would be sufficient to support fields. He said that we shouldn't just accept the land if it is wet or not suitable for what the City needs.

Steve Stancel stated that Dean Peschel went out to look at the land. Steve said that all they are looking for this evening is preliminary concept approval. The applicant is just looking for direction as to whether the Board is interested in entertaining the idea of taking off the access easement in exchange for some land for athletic fields. It doesn't make sense to take off the future access easement given the potential of development of the parcel. The applicant will be back for the subdivision of the parcel, for the City's purpose, at which point wetlands will be delineated and all of the details will be worked out.

Discussion ensued with regard to the rezoning effort and the discussion with regard to some land in the area being a Kings' Grant and wanting to reserve it as such.

Tony McManus said that he agrees with Chuck and is curious to see what the land is like and what the City would be giving up and what the City would be getting. He felt that this should be tabled so that the Board could go out and look at it. He said that he is wondering if we should be giving up that right-of-way and taking land directly behind the right-of-way thereby cutting ourselves off from having access off of Wallace Woods. He would prefer to go out and look at the property.

David Landry asked if Wallace Woods has any recreation.

Atty. Schulte answered that there was not.

Steve Stancel said that the property owners for Lot 8 and 10 are anxious to know if there may be a future road through their property.

Parks Christenbury made the motion to accept the application.  
Tony McManus seconded.

**VOTE U/A**

The public hearing was opened.

Susan Martine, owner of Lot 12, and abutter to Lot 29, stated that she speaks for herself but she thinks that everyone in Wallace Woods would agree that it would make more sense for the City to have 6 to 8 acres out of the 50 acres that would be closer to Littleworth Road and not directly abutting right behind the residents for the recreational ballfields. They have not seen the plans, but she thinks that it is a general feeling that they know that the City has a need for recreational areas, that there are probably sections of that land that could be used at far less cost to the City that are closer to Littleworth Road and would still allow for residential development on that piece of land.

The public hearing was closed.

Tony McManus made the motion to table for a site walk.  
Dennis Ciotti seconded.

**VOTE U/A**

Chairman Cole set the site walk for Saturday morning at 11:00 AM, meeting at the entrance of Wallace Woods on Columbus Ave. **(NOTE: This was later changed)**

**ITEM #6: Consideration and acceptance of a site plan of land for Dover School Department, Assessor's Map 36, Lot 30, zoned R-12, located on Horne Street.\* (P02-11)**

Jack Mettee, Appledore Engineering, representing the School Department stated that they are adding several classrooms and a cafeteria to the school. There will also be some improvements to the site adjacent to the school area. He went over the drainage plan and stated that the overhead utilities will be buried in the new pavement.

Ron Cole thanked the School Dept. because according to RSA 674:54 the School Department doesn't need to come before the Board and they are doing it in the spirit of cooperation and any recommendations the Planning Board makes are non-binding.

Parks Christenbury said that the staff recommendations say that the Fire Department is recommending that the whole school be sprinkled. He said that from the presentation he assumes that is not going to occur.

Nick Skaltsis said that they were asked to incorporate in their CIP the sprinkling of a building in year 2006. That was done by resolution at the last School Board Meeting. That was all that was requested of them and they fulfilled that obligation.

Chuck Maglaras made the motion to accept the application.

Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

There were comments.

The public hearing was closed.

Parks Christenbury made the motion to approve with the following conditions:

1. Place electric lines underground.
2. Consider installing a sprinkler system in the school building as recommended by the Fire Department.

Tony McManus seconded.

**VOTE U/A**

**ITEM #7: Consideration and acceptance of a major subdivision of land for Leslie Molleur, Assessor's Map N, Lot 20, zoned R-40, located on Back Road.(6 lots)(P02-09)**

Bob Stowell, Trittech Engineering, represented the applicant. He said that the property is approximately 21 acres and is on the northerly side of Back Road. This lot has been previously subdivided a couple of time by a previous owner. He said that a right-of-way was left to the remaining 21 acres. Their application is proposing to take that right of way that has been a driveway for the existing residents for the last 10 or 12 years and upgrade that to a city street and then subsequently subdivide the 21 acres into 7 lots, one would be an existing house and 6 new building lots. He said that 4 of the lots would have water frontage on the Cochecho River. This falls into the Riverfront Overlay District, which requires that lots within 250' of the tidal river require three times the normal lot size. He said that the access road is fixed by the location of the right-of-way left from the

1989 subdivision. There are some wetlands that parallel the present driveway and as we expand that driveway into a city street there will be some wetland impacts. As part of their application they are asking for a waiver for the roadway cross section to go with a 24' wide roadway with 1-ft. shoulders on either side so that they are able to minimize their wetland impact.

Steve Stancel stated that he had a question from a concerned abutter. The area on Map N, Lot 20-5 is a wetland area that runs parallel to the stream. There was a question as to whether that wetland was more of a stream than a wetland area.

Bob Stowell had several constraints going on the property. He said that they are in the Riverfront Overlay District, Conservation District areas that would include within 100' of the tidal river or slopes in excess of 20% or areas within 50' of streams. He said that they haven't looked at that specific area since the abutter brought it to their attention. A soil scientist did the wetlands mapping and he was asked to identify the areas that would qualify as streams by the Zoning Ordinance so they could apply the appropriate 50' setback to it. That is something that they could look at during the site walk.

Parks Christenbury made the motion to accept the application.  
Beth Thompson seconded.

**VOTE U/A**

The public hearing was opened.

Nell Neal stated that she is an abutter and that they had only seen the plans last week. She is asking that the public hearing be kept open so they would have time to consult with various experts so they could make educated comments about this project. She said that they would be out of town from April 20<sup>th</sup> until the May 1<sup>st</sup> and she requested that they be able to make comments after May 1<sup>st</sup>.

Kathy Aldaraji, an abutter, stated that she has some concerns. She said that the existing driveway is gravel and more gravel is added each year. The wetlands impact is such that there is a great amount of water that comes onto her property because there are either no culverts or they are blocked. The water that runs off of the driveway comes onto her property. The back of her property is wetlands and looks like a pond because of the drainage. She would like to know what kind of drainage is planned for this subdivision. She was also concerned with the amount of lots being put in and the foundation drains. She would like to have that addressed and what kind of impact that would have on her property. She agrees with Mrs. Neal and asked that the public hearing remain open so that they can be part of this process.

David Scott, an abutter to the south of the property, said that he has seen the plan and he thinks that it is a good workable plan that makes good use of the land. He said that he has no objection to the plan.

Peg Stevenson made the motion to table.  
Parks Christenbury seconded.

**VOTE U/A**

Steve Stancel stated that it just came to his attention that this is Easter weekend.

Ron Cole said that the Wallace Woods abutters would have to be notified that the site walk would be moved to the first Saturday of April which will be the 6<sup>th</sup>.

Ron Cole changed the site walk for Wallace Woods to 9:00 AM on Saturday the 6<sup>th</sup>.

Dave Landry said that the site walk for Molleur is now at 11:00 AM on the 6<sup>th</sup>. (Note: this was later changed, see page 12)

**ITEM #8: Consideration and acceptance of a site plan of land for Covered Bridge Affordable Housing Corporation (Owners Strafford County Commissioners), Assessor's Map C, Lot 4, zoned R-40, located on County Farm/County Farm Cross Road.\* (26 units) (P02-12)**

Chuck Maglaras stated that his brother is Chairman of the Board of County Commissioners and even though the Commission has leased this property to the Community Action Program, he said that he doesn't believe that there is a conflict with him sitting on this. He said that he supports elderly housing in this community and he always has and always will but he said that there may be some people out there who will not support this plan so, therefore, he is going to step down so that they can't use his position on this Board to make cheap headlines in the newspaper to try to stop this.

Dennis Ciotti stated that he is currently building a house of County Farm Cross Road. He said that he doesn't consider himself a direct abutter, but he wants it stated for the record. He said that he feels that he has no conflict but if the applicants do, he would step down.

Ron Cole stated that two of the previous people who spoke at the previous public hearing are clients and friends of his but he didn't feel that it was necessary to step down.

David Joy, Joy & Hamilton Architects, Sanford ME, represented the applicant. He said that Covered Bridge Manor is a Congregate Care Facility that is unique in that the three sponsoring groups have enjoyed a cooperative effort that has resulted in a HUD 202 funding for this project. The three participants in this are the Strafford County Community Action, which is the non-profit agency that was the applicant for the funding, the Dover Housing Authority, which lent its housing expertise and administration to the project and the County Commissioners who have participated in this by making 4 1/2 acres of land on the County complex available. This project will be owned by the Covered Bridge Affordable Housing Corp., which is a non-profit corporation.

Mr. Joy said this is a 26-unit congregate care facility, two story, wood framed, slab on grade and fully sprinkled building. In addition to the 26 single bedroom apartments,

there is also a core facility within the building that provides for the specific needs of the target residents who are elderly, frail and meet the criteria for residents in affordable housing projects. There is a considerable need for this kind of housing and in the applicant's application to HUD, it states that the Dover Housing Authority has had a long list of persons that fall into this category who are looking for housing. Although the apartments are designed to be as livable as possible, they are approximately 650 sq. ft. each with cooking and bathing facilities, bedroom, living room and dining room. There are also common facilities such as a dining room where meals can be taken jointly, kitchen facilities servicing that dining room and community rooms and other types of amenities that service this particular population group. Mr. Joy said that there would be parking for 28 vehicles that is required by the ordinance.

Don Rhodes, with Norway Plains Assoc., went over the engineering. He said that the building will be situated on the high ground at the top of the ridge and the parking is in the front. He explained the drainage system.

David Joy stated that they have been to TRC and ZBA and received approval for the Special Exception.

Peg Stevenson asked if there would be an elevator. She was concerned with the possibility of a fire and the handicapped people.

David Joy stated that the elevator is not considered a means of egress in the event of fire but the stairwells are. He said that there are two stairwells on each wing of the building and within those stairwells there are areas of refuge as required by code. He said that additionally, the building will be fully sprinkled. With this combination of items it is a pretty safe building.

Peg Stevenson asked if it would be limited as to who is placed on the second floor.

David Joy said that they would have refuge space for 8 wheelchair occupants and there are only 13 units on a floor. He said that that adequately covers them.

David Joy said that this would be a very different type of care than what is given at Riverside Rest Home. This is a Congregate Care Facility. It strives for independent living as opposed to a nursing home environment and looks to extend an individual's opportunity to live independently as long as possible.

David Landry asked if the facility could be expanded if there were a need. He asked if the people who will live there would drive. He felt that that congregate care is an area that he thinks that the Board should look at very closely for potential changes.

David Joy said it would be kind of difficult to expand on that site. It could be possible but they have not laid any groundwork for a definite plan of expansion. He added that there is a similar project in Sanford, ME that was opened a year ago with 35 units and of

the 35 units not a single occupant drives. That may not be the case here and there may be a few people who will drive but they don't expect it will be a majority at all.

Dennis Ciotti asked if the spaces would be assigned to the residents. He said that there are 2 handicap-parking spaces in the front of the building and a majority of senior citizens do have a handicap tag. He asked if the two spots were for the residents or the visitors.

David Joy said that they have not made any plans for that. He added that the handicap spaces were brought up at the ZBA meeting also. Their answer at that meeting was that the two spaces satisfy the Americans With Disabilities Act in terms of the number of units that are there. There is within the ADA requirement, that should that need arise, they would be required to provide more handicap spaces. He said that at this point they are submitting what the ADA requires.

Dennis Ciotti asked what would happen if there were 6 residents that did drive and did have vehicles and did require handicap accessibility and parking.

David Joy said that they would be required to provide for them. At this point they are using their best judgment as to what their needs would be.

Parks Christenbury made the motion to accept the application.

Tony McManus seconded.

**VOTE U/A**

The public hearing was opened.

Greg Merkley, lives on County Farm Cross Road, asked how large this could become and was concerned about the handicap parking. He said there is a possibility that there would be a need of 26 handicap parking spots and asked if there was enough room to do that.

David Joy stated that this type of facility works on a smaller scale rather than a large scale.

Mary Merkley asked to have the HUD funding explained. She asked if the housing was directed only to the elderly or was there some kind of possibility for other things. What is the parking space break down and will the units be sold or rented or a combination of both.

Dick Hayes, Strafford County Community Action, and also a resident at County Farm Cross Road, stated that HUD 202 funding is earmarked at the low-income elderly population.

Steve Stancel asked if it was for 100% elderly housing.

Dick Hayes said that was correct. He added that in this case he believes it is 60 years old.

David Joy said that the parking space requirements are one space per unit and they will be rental units only

Steve Stancel stated that the Planning staff recommends tabling for a site walk.

Parks Christenbury made the motion to table pending a site walk.  
Dennis Ciotti seconded.

**VOTE U/A**

Discussion ensued regarding times for the site walks and they were changed as follows:

Ron Cole said that the site walks for the following projects will be scheduled for April 6, 2002:

1. **County Farm will be at 8:00 AM – (P02-12)**
2. **Wallace Woods at 9:00 AM - (P98-22)**
3. **Back Road at 10:00 AM.- (P02-09)**

Chuck Maglaras took his seat on the Board.

**ITEM #9: Old Business**

a. **Discussion on Planning Board Goals Subcommittees**

Chairman Cole said that he is very excited at the number and the quality of the individuals. He said that there are 4 subcommittees. He went over all of the committees as follows:

**Residential Changes to Manage Growth**

Dennis Ciotti, Chair; David Landry, Dan Gabriel, Dean Trefethen and Matt Mayberry

**Promote Increased Commercial/Industrial Base**

Bethy Thompson, Chair; Parks Christenbury, Frank Torr, Jack Story, Richard Martuscello and Wes Tator

**Open Space**

Tony McManus, Chair; Heather Hughe,, Brian Stern, Kevin McEneaney and Joyce El Kouarty

**Quality of Life**

Dave Landry, Chair, Peg Stevenson, Kim Apawlawski, Tom Fargo, Debra Dineen and

Mark Stafford

Ron Cole stated that he would get in touch with each one of the chairs to figure out the program and be sure that everyone is on the same page and to get moving. He said that he is happy that we have the quality of people that we do and that we are doing this now.

Peg Stevenson mentioned that Tony McManus had submitted a resolution for the Board's review

**ITEM #10: New Business**

Tony McManus stated that he thought of writing this resolution a couple of weeks ago but it became more important when he attended the seminar last week at the Middle School about open space and the need for open space. He said that a couple of days before, it was in the newspaper that the Town of Stratham had bonded \$5,000,000 for open space purchases and the Town of Newfields had bonded \$3,000,000. It occurred to him that if towns of that size could commit that amount of money to preserve open space that the City of Dover ought to do something. He said that he doesn't know what the budget situation is going to be. This is not a directive, it is just meant to get the sense of the Planning Board to pass on to the City Council to do this. He said that we need to get serious about this and the figures that they were given at the seminar show that by committing money and investing money in open space that the City actually ends up saving money in the long run. It not only preserved the open space and the character and the integrity of the community but it would cut down on the cost of infrastructure and the number children in public schools. He said that he would ask the Planning Board to consider passing this resolution and pass it on to the City Council as a strong message that we feel that this is an important step to be taken as soon as possible.

David Landry said that being on the Open Lands Committee, this is near and dear to his heart said that he was on the City Council when the change was made from alternative uses for the Change of Use Land Tax. There is \$600,000 in the fund but that is not going to do that much. The last CIP that we looked at was of such an incredible magnitude that he did not come forward and try to suggest putting money in at that time into open space. He would like to see the City move more aggressively to acquire open space and what might seem like very expensive land now, will seem very cheap in 5 or 10 years out. He said that if we were to bond money in the CIP and buy land we would actually be buying an appreciating asset. He said that it makes a great deal of sense. He said that probably rather than having a general resolution, maybe as part of the open space group that Tony is the chair of, they may be able to attach a dollar figure so it would be a little bit more meaningful.

Ron Cole said it is an invaluable asset.

Parks Christenbury said that he would support it for the sake of discussion. He said that the reality is that the proposed budget is well in excess of \$2.00 per thousand and the majority of the Council has a problem with that. The other issue is that they are looking

at the closure of the Tolend Road Landfill possibly towards the end of this year, which will mean that they will have to bond probably in the excess of \$4,000,000 for that.

Parks Christenbury said that there are some huge issues that we are facing. He said that he does agree with the people that in some cases purchasing open space has significant pay back, but this is going to be a year of balance. It would probably help if a dollar figure was attached. As a councilor, he is struggling with what they are looking at right now and with some other economic development issues. It's going to be a tough time to bring this forward but he would support.

Beth Thompson stated that she wanted to remind the Board that the statistics for Dover showed that Commercial/Industrial development gave 40 cents per dollar back to the community, where open space only gave in the vicinity of 10 cents per dollar. She said that to look at the communities that are giving \$5,000,000 or more to open space and compare them to Dover. We would want to look at what type of community that we want to be and remember the Citizen's Survey that said that we wanted to put in more commercial/industrial development. She said that she is not sure that we are ready to put a lot of money into open space if we can't put an equal amount in commercial/industrial development into the zoning package.

Ron Cole reminded everyone that the titles of the subcommittees are Residential Changes to Manage Growth, Promote Increased Commercial/Industrial Base, Open Space and Quality of Life. He said that he doesn't have a problem forwarding this to the Council. He said as Councilor Christenbury said balance is the key.

Beth Thompson said that there were only a couple of City Councilors who attended the meeting on open space. She said that she doubts that there are very many who are up to speed on the value of open land or the issues of additional commercial/industrial development. She said that if we were to pass this on to them, she would want to pass a whole package of recommendations, not just buying some open land but to encourage some other areas of change.

Parks Christenbury stated that the Councilors try to balance their meeting schedules also but the point is correct that not many of them were able to be there. There are some huge weaknesses in the comprehension of open space and in Commercial/Industrial development.

David Landry said that it should be noted that the attendance by the Planning Board at the meeting the other night was absolutely fantastic.

Ron Cole stated that in spite of the snow there were 70 plus dedicated citizens in attendance.

Parks Christenbury said that he would bring the concern to the next Council meeting under the Planning Board report that there is a resolution that is in the works.

Tony McManus said that he would like to pass the resolution on to the Council and then have the Open Space Subcommittee take a look at what they think should be put into it. They are in the middle of the budget process now and he would like to give them a sense of the Board's recommendations.

Tony McManus made the motion to pass this resolution to the Council  
David Landry seconded.

Beth Thompson stated that this is not a full package to send to the Council and she feels very strongly about that. Therefore, she feels that she can't vote for it at this time because there are other important issues that need to be brought together.

**VOTE 7 – 1**

**Against – Beth Thompson**

Steve Stancel pointed out the announcement from the Office of State Planning's Annual Spring Conference. He said that this is a very valuable training opportunity for the Planning Board and ZBA. The Planning Department will pick up the cost.

Steve Stancel said on the desks are handouts from the Katy Roosa School of Real Estate depicting what is and is not allowed in terms of elderly housing in the State of NH.

Steve Stancel stated that he was asked by the developers of the future subdivision off of Dover Point Road to have a workshop session with the Planning Board. He asked if the Board would prefer to meet ½ hour before the April 9<sup>th</sup> meeting or would the Board prefer everyone to come in for a workshop on the 3<sup>rd</sup> Tuesday of April, the 16<sup>th</sup>.

David Landry suggested the ½ hour before the next meeting.

Steve Stancel stated that it may take more than the ½ hour but he'll find out and adjust the time period accordingly. He said they want to present a very preliminary concept plan because it's going to obviously require rezoning and an attempt to work with the City and they want to get a sense of where the Planning Board is. The applicants may suggest a bus trip to a similar project in an abutting town. Steve Stancel said that he would try to get an advanced plan.

Tony McManus asked if the Washington Street project had been asked about an ADS design and if they were receptive to that or not.

Steve Stancel stated that they had initially spoken with them about an ADS back before the TRC process. The problem with that parcel is the wetland crossing and topography issues so it is very difficult to cluster housing units. He said that we are not in a position to require ADSs at this time.

Ron Cole said that he would leave it to staff and the developer of the Dover Point Road project to come up with whatever works best for a time frame. It sounds to him like it would take a half an hour if we get the information early.

Ron Cole said that he wanted to address the people of Dover. He said that he has been observing the number of people of this community that spend mega hours and mega nights and days doing freebees for the community. The citizens of Dover should feel very proud. He said that a lot of communities are hurting for people but volunteerism is alive and well in Dover. He congratulated everybody that is out there doing things for the community.

**ITEM #10: Adjournment**

Parks Christenbury made the motion to approve.

David Landry seconded.

**VOTE U/A**