

**DOVER PLANNING BOARD
MINUTES OF MEETING
NOVERMBER 26, 2002**

MEMBERS PRESENT: Tony McManus, Margaret Stevenson, Joyce El Kouarti, Pete Lavoie, Allen Schintzius, Beth Thompson, Frank Torr, Ron Cole, Dennis Ciotti

MEMBERS ABSENT: Charles Maglaras, Parks Christenbury, David Landry

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

Chairman Cole brought the meeting to order at 7:04 PM.

Alternate Allen Schintzius sat out.

ITEM #1: Citizens' Forum

A number of people spoke. Please see ITEM #3: Public hearing on the CIP

Citizen's Forum was closed.

ITEM #2: Approval of minutes.

Beth Thompson made the motion to approve the minutes.
Frank Torr seconded.

VOTE U/A

Chairman Cole announced that there would not be any discussion or vote on **ITEM #10 Old Business, driveway waiver for Walter Lewis at Mr. Lewis's request.**

ITEM #3: Public hearing on the City of Dover's proposed Capital Improvements Program (CIP)

Chairman Cole opened the public hearing.

Brian Stern wanted to be sure that his comments during Citizen's Forum is copied into the record for this portion of the proceedings.

Chairman Cole stated that he would transfer the comments from Citizens' Forum to this item in the minutes as follows:

Peter Schmidt stated that he was against the City Council putting off the Open Space Land Acquisition until 2007. It would be a mistake because the most important land will have been purchases by that time. This is one of the most important investments that the

Michelle Forest, 67 Fifth Street, was concerned that people were equating commercial industrial with open space because a factory and a field are different. If there was no difference we would go to Liberty Mutual to picnic instead of the White Mountains. People don't mind paying the extra taxes to see open space. The people of Dover want to have a rural character. We must take action now. By postponing the bonding money for the open space, you are completely contradicting yourselves. It needs to be put forth now.

Jim Sconyers, 6 Shawney Lane, stated that he was active in the Seacoast Sierra Club and Fred Moyer, a member, asked him to read a statement. His statement stated that he was concerned with building on open space because of the finality of the act. Once it's built on it's gone. He doesn't want to wait until 2007. The present economic issues are stacking the deck against open space. He said that his property taxes went up 35% this year and he has had two written offers from those wishing to buy his land. The time is now to get this bond off the ground. Spending this money now is the best way to keep taxes down later. It has been proven that the communities with the most open space pay the lowest taxes. Studies show for every \$1.00 of revenue generated by open space, the community pays an average of only \$.50 which is substantially lower to the \$1.07 to \$1.15 that residential costs the community in services and the schools.

Doug DeDe, 143 Locust St., stated that the City of Dover is at a crossroad. The current interest rate being one of the primary reasons why now is probably the best time to strike. He spoke about the land around Barbados Pond that was offered to the City of Dover. The developer was exposed to pressure to give up the one lot that was right on the water that was very desirable. The City negotiated with the owner to try to get that person to give up that lot and he didn't do so because it represented the highest profit lot of the entire development. Property owners do have rights and if we are going to be fair in the way that we are going to do things we have to have a process in place by which the people can be compensated for the land that we want to take for open space. Land is valuable and it represents part of the long term planning in terms of financial security for some of the people who own it. They would very much like to see it stay open but you can't have your cake and eat it too. If the City puts a bonding motion in place it has to make it possible to fairly compensate people. Doug said that you might be looking back in 2007 and the interest rates and say, "We wish that we had been bright enough to do it in 2002."

Beverly Shadley, 17 Rutland Street, wants to underscore what everyone else has said. She quoted from a report put out by the Society for the Protection of NH Forests called "New Hampshire Everlasting in 2001." Over the course of the next 20 years, the lower 1/3 of the state is going to absorb 85% of this state's entire growth. If we are going to protect the things that mean a lot to us, we need to do it now.

Terry Picard, 192 Silver St. (her property is at 39 Varney Road). She heartily supports that the Board take action on this bonding as soon as possible. We are all trustees of our lands and history will view each and every one of the Board as courageous and

City can make. He said that as recent development has shown us, the increasing population is only going to cause the inevitable rise in property taxes. Mr. Schmidt said that the argument has been made that we are going to grow our way out of this situation and increased growth will produce increased revenue and it does but the increase in infrastructure expense goes up also. If the theory of the more population the less taxes is true, then New York City would be the cheapest taxed city in the US to live in. They have an enormous commercial base, industry and lots of people and it's one of the most expensive and highest taxed cities to live in. He asked the Planning Board to vote for the earliest possible move toward the protection of these open spaces.

Lou Mroz, 51 Toftree Lane, stated that he agrees with Mr. Schmidt. He stated that the Middle School was poor planning. Property taxes have risen. He came to support whatever is necessary to keep as many open spaces as possible. He said that whatever it is going to cost him as a tax payer, it is worth it. He said to stop the development and let's enjoy the open spaces we have.

Cheryl Niles, 200 Sixth Street, commended the Board for going forward with the bonding to preserve open space and she urged that it be bonded sooner vs. later in 2007. She spoke on preserving the water quality, air quality and the rural character of the City. She said that we should preserve what is good about Dover.

Mike Baker, 14 Grady's Lane, came back to Dover after 8 years. He understands the pressure of development, but he's lived in areas where there was no planning and there were no areas to preserve even if they wanted to. He urged the Council to pass the open space bond as soon as possible.

Peter Bixby, 69 Gelnwood Avenue, was concerned with the disappearing open space. He said that when he first moved in there was open space and now development is beginning to encroach. He wants to bond as much as is feasible as soon as it's feasible. The 2.5 million dollars will be a lot more valuable in 2004 than in 2007 and interest rates are much lower now than they will be in 3 years.

Bob Lewis, 16 Whittier St., stated that he is concerned with waiting until 2007. He feels that it will be too late. He said that the money is an investment. He listed other communities that have put aside money in the form of bonding. He said that bonding money does not necessarily incur a cost until you spend this money. He said that waiting until 2007 is going to be too late if you look at the growth. He said that other methods of controlling growth have largely been a failure. He said that the planning strategies haven't worked. He said that he is trying to preserve where he grew up, about 5.5 acres. For him to continue to have that empty space has cost him 43% in a tax increase this year for the residual property that he has behind his house. That kind of punishment won't encourage him to keep the open space out there. The basic concern he has is to put that money aside to provide the option so when the time comes land can be purchased. He encouraged the Board to put this on the top of the list. He said that now is the time for courage not inaction.

responsible caretakers of our land if action is taken as soon as possible to ensure that this bond issue is done as soon as possible.

Art Corte, Glen Hill Road said that he endorses all the other speakers.

Kent Casper, 66 Duns Bridge Lane, was attracted to Dover by the ability to go out for a walk or a bike ride and be in a natural environment. He echoed the other speakers. He added that water quality is important and should be insured for the future. Approving the bond sooner rather than later sends a statement to other non-governmental organizations that may wish to partner with the City to purchase property.

Johnathan Chorlian, Bellamy Woods, emphasized that the interest rates are very low and could amount to a great savings. He lived in Revere in his childhood and there were about 25 farms where there are now 1000 – 2000 homes. He said what has happened in his lifetime in Revere could happen here.

John Scruton, 99 Sixth St., hasn't seen anything as good or as fair as Open Space. He said that it's the fairest thing that he's seen in 30 years.

Jack Davis, 92 Three Rivers Farm Road, supports everything that has been said tonight. He added that he recently placed 12 acres of his land in a conservation easement. It has benefits to it and if anyone wants to talk to him about it, he would be glad to speak to them about it.

Brian Stern, Chairman of the Open Lands Committee, stated that the land will be all developed and the question is how long will it take. He said that everyone in Dover is asking for two things, limit growth and reduce taxes. He said that there is another premise that is undeniable and that is open space accomplishes both. It is not the only way but is the best way to go about it. You can rezone, but he has never heard it said better that a factory in a field is still a factory in a field. It's not houses but it's not open space either. Open Space will protect groundwater, creates recreation, protects the environment, improve the quality of life and maintains the aesthetics of the area. It is required by the Master Plan and funding is required by the Master Plan and it is requested by the people of this City. There is not enough money in the Conservation Fund to preserve an adequate amount of open space to accomplish the charge that the Open Land Committee is charged with. Brian Stern stated that it took 3 years to get to the point that they are at and to determine which parcels to attempt to obtain. He said that there has been a lot of relationships established with land owners. He said that there has been some purchase and sales entered into contingent upon grants and contingent upon City Council approval. He said if the Planning Board votes no to bonding the money in 2004, they are shutting down the process and shutting off the ability to continue this process. He said that if the Board says yes, it will cost the City nothing. There will be no actual bonding and no cost until the money is needed. The Finance Department will bond money as those deals are brokered and as the money is needed. He explained how the City Council will determine whether the project is an appropriate project. If that bonding authority is not there, they will not be able to fund the project. He explained that if it is

not an appropriate project the bonding doesn't get spent and it costs the City nothing. When the money is spent, that affect on the tax rate will also be minimal and will stabilize the tax rate by taking the development out of residential growth. Residential development is expensive to the community and open space will increase the value of adjoining properties and will increase everybody's value. He said that Jeff Harrington said if you are going to bond money for open space, now is the time to do it. The Planning Department has requested this of the Planning Board and the City Council. He said what they see as their need is 4 million dollars not 2.5 million. Right now there are four parcels that they are interested in and they cannot move on this. They have two parcels that they are in the process of negotiating a P&S contingent on grant money and City Council approval. If you say no they will develop their land. He said that one piece includes groundwater. They are multitasking. He said that the reality, the City is not buying land. They want a bike path that will go from the downtown to the County Farm and that will hook up with other paths regionally. These are big projects and it takes money. When lots cost \$70,000 - \$100,000 in Rye, they were amazed. Now that is the cost of lots in Dover. The pressure is here now. We didn't have the money to buy Barbados Pond. This year there is a 34 acre of high density land with up to 39 houses, on a parcel that has waterfront and adjoins existing preserved land. They couldn't even get involved in preserving that parcel because they didn't have a million dollars. 2.5 million dollars to preserve open space is not a big investment. You can build a school and maybe it will be there forever or maybe not. If you preserve the open space it will be there forever. This does need to be considered in timing with the rezoning. There has been discussions about phasing this over at \$750,000 per year. He said that 2.5 million dollars should be put in for 2004 and thereafter there should be ½ million dollars per year for open space every year after. The CIP that is voted on in 2004 and 2006 can be amended in next year's CIP. The 2004 CIP should include 2.5 million dollars and additional monies in future years thereafter. If you delay this, the choice parcels that they have identified will be gone.

Michelle Forest stated that not funding this in the name of trying to save money is not going to save us money

Bob Lewis made the point that we enjoy going up to the mountains because someone took the time to preserve it.

The public hearing was closed.

ITEM #4: Consideration and acceptance of an application for a minor lot line adjustment of land for Leslie Moller and Daniel & Jacqueline Ayer, Assessor's Map N, Lots 19 and 20-3, zoned R-40, located on Back Road. (P02-63)

Dan Ayer stated that this is a lot line adjustment between himself and his neighbor. It will add approximately ½ acre of property to his lot. When asked why he created the lot line adjustment the way that he did, he answered that it was just a personal preference.

Joyce El Kouarty 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.

Steve Stancel gave the recommended conditions of approval.

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

1. Add the owner's signature to the final plat.
 2. Add the surveyor's signature to the surveyor stamp.
 3. Provide the Planning Department with a digital version of the lot line adjustment plat.
- Beth Thompson seconded.

VOTE U/A

Abstained – Tony McManus

ITEM #5: Consideration and acceptance of an application for a conditional Use of land for Carex Ecosystem Sciences (Owner Constitution Homes, LLC) Assessor's Map A, Lot 39-22, zoned R-40, located at Lot 22, Fieldstone Drive. (P02-64)

Leonard Lord, represented Constitution Homes, and stated that this application is for a driveway to access buildable land in the back of the lot. The wetlands that they are crossing were created by a previous owner through grading. The previous owner filled almost 8,000 sq. ft. of wetlands which the current owners will be restoring.

Dennis Ciotti made the motion to accept the application.
Joyce El Kouarti seconded.

VOTE U/A

The public hearing was opened.

Linda Smart, 46 Fieldstone Drive, wanted to see how the culvert would affect the drainage onto her property.

Leonard Lord explained that as part of the restoration they will be extending the culvert beneath their driveway and putting a riser on and bringing it up to the surface, restoring the original hydrology. The overall net effect will be to restore hydrology and restore the runoff to their property to its original condition. There should be less flooding on their land.

The public hearing was closed.

Peg Stevenson made the motion to approve with the condition to provide the Planning Department with a copy of the NH Wetlands Bureau Permit.

Joyce El Kouarti seconded.

VOTE U/A

ITEM #6: Consideration and acceptance of an application for a site review of land for Dover Central Realty Trust/dba Sullivan Tire & Auto Service, Assessor's Map 16, Lot 7 & 12, zoned UMUD, located at 7 Central Avenue. (P02-60)

Malcolm McNeill represented the applicant, and introduced Dana Lynch and Mike Kenneth who will be the builder. He stated that Sullivan Tire has been at that location for 20 years. He said that they went to the ZBA to obtain two variances. He said that they gained relief to move a non-conforming use and the other to permit a loading dock within 100 feet of a residentially occupied property to the rear on Charles St. The ZBA granted the variance on both items. Sullivan Tire owns an adjoining lot so when the two parcels are combined it comes to 39,000 sq. ft. That area that is toward the Dover High School side of the property has been used for parking and also for Rolands's Sub Shop. The building is proposed to be moved approximately 50 feet towards the high school. The new building will be smaller than the existing building. He said that the plan has no direct access off of Central Avenue. He went over the sidewalk and landscaping on Charles St. and the buffering from adjoining properties. He said that the loading dock has been moved further away from Charles St. so that trucks servicing the facility will not be parked in Charles St. Malcolm McNeill circulated a photograph of three other Sullivan Tire stores. He said that the building that is proposed is a beige type brick which is a characteristic of Sullivan Tire stores. He said that there are 36 parking spaces on the site. Rolands is a permitted use in this zone and it will have an indoor access with water and sewer. Malcolm said that the building will stay in place during the construction of this project so that there can be a continuation of business during this process. He added that he is not sure that a site walk of the property is needed since everyone is so familiar with the property.

Dana Lynch explained the parking locations from the plan on the easel. He said that truck traffic will have access from Mill Street and the trucks will no longer block Charles St. The dock area will be screened and the dumpster will be near the loading dock and much further away from the residents. Dana Lynch explained the drainage and stated that it will be decreasing the amount of runoff from the site. He stated that the landscaping plan will make it a very attractive site.

Beth Thompson made the motion to accept the application.

Frank Torr seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel stated that initially they had recommended a site walk because at that time they hadn't received any comments from the Engineering Department and they wanted to see what the comments were from the neighborhood. He said that now they are ready to move forward and listed the recommended conditions.

Peg Stevenson made the motion to approve with the recommended conditions of approval as follows:

1. Add the owners' signatures to the plan.
2. Add the surveyor's stamp and signature to sheet #2.
3. Complete a lot merger form to combine the two existing lots.

Joyce El Kouarti seconded.

VOTE U/A

ITEM #7: Consideration and acceptance of an application for an amended site review of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1C, zoned R-40, located at 20 Seaborne Road. (P02- 62)

Dana Adams, Opechee Construction, represented PCA. He said that they would like to amend the previously approved application for the addition of another school facility on the existing lot. He stated that this will be a high school support building. He passed out renderings of the building. He said that the support building is to fulfill all the high school functions. He said that they received the funds to complete the entire project at one time which is a great benefit to the school and that is why they are here tonight. He said that they have amended the plans to revise the drainage slightly to accommodate the new building. He said that one of the TRC comments was a single yellow line down Seaborne Drive and, unfortunately, they did omit that in the set of plans that they submitted but they do not object to adding that line. He said that the owner has submitted a traffic trip generations report for the Planning Department's review. Dana Lynch said that the existing high school building is set up with 16 classrooms in it and it's the primary learning structure for the high school campus. The support building has support classrooms in it as well as three science classrooms, music room, art room, computer lab and library function. Those type of functions which are not your core classrooms. He said that it was designed in two buildings to create a campus effect. He said that there are going to be elevators in the building.

Frank Torr made the motion to accept the application.

Beth Thompson seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel read the recommended conditions of approval.

Peg Stevenson asked why condition #6, turning movement counts are being asked for now when they were not required in the first approval.

Steve Stancel stated that they wanted a benchmark once both buildings were both up and running to take a look to see if things were running as they were projected to run and to act as a benchmark and if improvements needed to take place they would have that information at hand to make those improvements.

Joyce El Kouarti made the motion to approve with the following conditions of approval:

1. Add the owner's signature to the final plan.
2. Revise the plan to add a single yellow centerline on the driveway from Seaborne Drive to the end.
3. Revise the plan to change "Seaborne Road" to Seaborne Drive" on all sheets.
4. Revise the plan to add student drop-off area signs in front of the high school.
5. Provide the Planning Department with an architectural rendering of the proposed building which was given this evening.
6. The applicant agrees to provide the Planning Department with AM peak hour turning movement counts for the Seaborne Drive/Garrison Road intersection within three months of occupying the building. The counts will be broken down by vehicle type and will be performed while the school is in session.
7. All off-site improvements required for the original site plan (P02-41) are incorporated into this approval.

Peg Stevenson seconded.

VOTE U/A

ITEM #8: Consideration and acceptance of an application for a minor subdivision of land for Millstone Properties, Assessor's Map 16, Lot 15, zoned UMUD located on Back River Road. (P02-61)

Atty. Jim Schulte represented the applicant. He said that this project has been approved as a large apartment building and they are proposing to scale that down. The property has an existing three-unit building on it which is proposed to be retained for the time being. They are proposing to reduce the size of the apartment building to house 34 units instead of the 64 that were originally proposed. He showed an elevation of the building and said that it is similar to the building that was proposed on Washington Street. The initial application was to subdivide the parcel into 3 lots. Lot 15 contains the existing building, the second lot 15-1 will contain the apartment building and lot 15-2 will contain three buildings having a total of 20 condominium units. Because there will be common access and utilities he prepared a declaration of easements and restrictions. It is similar to what they used on Washington Street and on Atlantic Avenue.

Discussion ensued with regard to the parking space locations.

Beth Thompson made the motion to accept the application.

Frank Torr seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Tony McManus asked with regard to the lot with the condominium units on it if the area for parking and access would be common area to be shared by the owners of the condo units.

Jim Schulte said yes but the two parking spaces in front of each unit would be limited common area for those units but the land itself will be common area. He said that he forgot to mention that the two units with the 6 units each will have garages underneath and the 8 unit building on the end would not have garages underneath. He said that in addition to the spaces that are shown there will be a dozen additional garages for parking.

Steve Stancel gave the recommended conditions of approval.

Dennis Ciotti asked if there was only 1 dumpster for the whole project.

Jim Schulte said that the dumpster would just need to be serviced more frequently.

Dennis Ciotti asked if they had any objections to the removal of the 2 parking spaces that abut Back River Road.

Jim Schulte said that they prefer to keep the spaces.

Dave Paolini stated that they are mainly for the access for the house itself.

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

1. Add the owner's signature to the final plat.
2. Provide the Planning Department with a digital version of the subdivision plat.
3. Revise the plat by adding the two GIS points.
4. Revise the plat by adding the proposed monumentation to all corners of the new lot line between the lots 1 and 2.
5. Provide the Planning Department with the executed and recorded access and utility easement over lot 1 in favor of lots 15 and 15-2.

Beth Thompson seconded.

Dennis Ciotti thought that the two parking spaces on Back River Road should be removed and that one dumpster was not enough and that there was no room for snow removal.

Steve Stancel stated that we are just dealing with the subdivision right now and we are getting mixed up with the site review.

VOTE 6 – 1 Opposed – Dennis Ciotti

ITEM #9: Consideration and acceptance of an application for a site review of land for Millstone Properties, Assessor's Map 16, Lot 15, zoned UMUD, located on Back River Road.

Jim Schulte stated that this project was originally approved for 66 apartments and they are proposing to scale down the development so there will be a total of 34 apartments and 20 condos and 12 of those condos will have garages underneath. He said when they last discussed the dumpster he thought that the dumpster was adequate and so they have maintained it in this plan. It's in the back corner and there is the usual stockade fencing around it. The only other addition is that around the existing building in the area facing Back River Road there is a retaining wall. One of the conditions of approval last time was that the details of that be shown on the plan and they are still proposing the same design. He said that there is an alternative plan for the wall, a sort of a prefabricated design, roughly something like what was done along Sixth St. They are asking that you approve it as they presented it or with an alternative wall design.

Steve Stancel asked how tall the retaining wall would be.

Jim Schulte said it would be 17 to 18 feet.

Steve Stancel stated that he is not convinced that there is enough parking to eliminate the two parking spaces.

Beth Thompson made the motion to accept the application.
Peg Stevenson seconded.

VOTE 6 – 1 Opposed – Tony McManus

The public hearing was opened.

There were no comments.

The public hearing was closed.

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

1. Add the owner's signatures to the final plan.
2. Provide the Planning Department with a copy of the new floor plan for the apartment building.
3. Provide the Planning Department with a copy of an architectural rendering of the apartment building.
4. Provide the Planning Department with a copy of the NH Wetlands Bureau Permit and add the permit number to the plan.

5. The owner shall contribute \$6,000.00 to the City to offset the impact of the development on the capacity of the Charles Street Sewer Pump Station. The payment shall be made prior to the issuance of the first building permit. The City reserves the right to utilize the contribution for traffic-related improvements, depending on the need.
6. The owner shall contribute \$15,000.00 to the City to offset the impact of the development on the Back River Road/Durham Road intersection. The payment shall be made prior to the issuance of the first building permit.
7. The owner shall install landscaping along the southern boundary as stipulated in a landscaping agreement between the owner and Karen and Peter Hoeksema, dated February 27, 2001.
8. An adequate snow removal plan shall be established by the applicant to keep parking spaces free and clear.
9. If a substituted retaining wall is presented that it be acceptable and approved by the City Engineering Department.

Beth Thompson seconded.

Tony McManus stated that he will be voting against this proposal. He said that it meets all the minimum requirements but he is voting against it because it is the wrong project for the wrong piece of land. He also voiced concerns about the dumpster, the snow removal issue and the traffic and congestion that it is going to create for an already existing situation. In terms of planning it is a poor choice for approval at this time.

VOTE 4 – 3

Opposed – Tony McManus, Pete Lavoie, Dennis Ciotti

ITEM 10: Old Business

1. **Driveway waiver for Walter Lewis – Removed until December 10, at the owner's request.**
2. **Possible discussion on the Capital Improvements Program (CIP).**

Chairman Cole said that David Landry called him before the meeting and said that he had just returned from a long business trip and would be staying home with his family. He said that his only recommendation was that CIP be passed along to the City Council as submitted because all the items are master plan related. He recommended prioritizing them to give the Council some guidance.

Ron Cole asked if anyone if they wanted to discuss the CIP?

Pete Lavoie said that he has had two people who have come to the Water Department with land that they want to sell to the City and he has been trying to work with the Open Lands Committee. One was 5 acres of beautiful forested land. He said that this is a change in the way that people are thinking and he thinks that it's a good thing. He hopes

between the Water Department and the Open Space Committee that we can purchase some of this property.

Tony McManus felt that we should set aside some time to discuss the CIP in detail rather than just review it at a meeting and vote on it. He thought that it would be helpful to have a workshop and have David Landry present. He suggested that we not vote on the CIP tonight.

Beth Thompson asked if the Planning Department would itemize the items where they fell in the Master Plan and could we see that again.

Steve Stancel suggested instead of a separate workshop that the Board meet one hour in advance of the December 10th meeting and vote later in that meeting.

Steve Stancel stated that this past week the Planning Department cosponsored a tour of workforce housing in the City and it was attended by people from around the State and between 2:30 and 5:00 PM on November 21st. He drove the bus to various infill projects in the City. Steve said the City is being seen by outside agencies as having a good record on infill projects on workforce housing. There has been about 180 new units built in our downtown area in the last two years and most of it affordable at market or below rate which is positive.

Tony McManus stated what we have here is the City Manager's proposal and his input and he would like to have the Planning Department's input if there is any difference in the priorities.

Tony McManus asked if they could receive the Planning Department priorities prior to the meeting of December 10.

Steve Stancel stated that he would get it to the Board prior to the meeting.

Joyce El Kouarti thanked all the people who came out to night and spoke in behalf of protecting open space.

Ron Cole announced that there will be at least one more public hearing before the City Council.

ITEM#12: Adjourn

Tony McManus made the motion to adjourn.

Peg Stevenson seconded.

VOTE U/A