

**DOVER PLANNING BOARD  
MINUTES OF WORKSHOP  
NOVEMBER 14, 2000**

**MEMBERS PRESENT:** Jeff Mason, Chuck Maglaras, Ronald Cole, Margaret Stevenson, Pete Lavoie, Beth Thompson, Ron Cole, David Landry, Frank Torr, Tony McManus

**MEMBERS ABSENT:** Reuben Hull, Jerry Reese, Jeff Peasley

**STAFF PRESENT:** Bruce Woodruff, City Planner and Jacqueline Freeman, Recording Secretary

Chairman Cole started the workshop at 6:08 PM.

Mark Valancourt, Chairman of the School Board, stated that the Board has approved their CIP projects. He said that today they learned that the high school boiler is gone and the sum needed to replace it is astronomical. He said they would like to keep all the projects going even though they may have to cut them back a little.

Arman LaSelva, Superintendent of Schools, stated that their total request for CIP amounts to \$1,300,000.00. He said today the #1 boiler went. It is 35 years old and the #2 boiler which is behind the #1 boiler is also 35 years old. He said that they may be able to make it through this winter if they have a reserve boiler on skids that they can pull into the building if something happens to the #2 boiler. He said the rough estimate that he received from Rist Frost is \$600,000 for two new boilers. He said because of this unforeseen incident, he doesn't know what the possibility is in requesting an increase. He said that the Board has voted that the #1 priority is an Alternative School. He said that they have to do something to have a facility available for those children come September and added that they may be ok until Dec. of 2001 in their present facility. If the boilers had gone a couple of months ago, they could have included it in their CIP request.

Chuck Maglaras asked what the \$500,000. for renovation at the High School was for.

Mr. LaSelva said that they wanted to do some interior work in the High School, but the priority is an alternative school. He said that the renovation of the space that they were looking at as a possible school site in the Annex was in excess of 500,000.00 because it would require extensive rehab. He said they believe that the Alternative School will not be compatible with other types of offices and spaces that will go in there. He said that they have a CDBG grant that has to be expended by June 30<sup>th</sup> for the Alt School. He said that they are looking at the potential in the vicinity of a million dollars to put in place a facility for the Alternative School.

Chuck Maglaras asked if it is worth spending the money on the albatross, or do they have a location where the Alternative School can go that is closer to one of the schools with regard to bussing.

Mr. LaSelva stated that a decision has not been made but one of the sites being considered is where the portable classroom is now sitting on the high school grounds. It would necessitate taking some of that parking spaces but they could be replaced by coming further down towards Durham Road or putting more spaces in the existing parking lot. He said they did explore the possibility of the site at Bellamy Park in conjunction with the Rec. Dept., but it was questionable if they would be a compatible cohabitant tenant. He said that they are projecting a building for about 36 students, or a 70,000 sq. ft. building.

Nick Skaltsis, intimated that it would cost \$130.00 per sq. ft. and he is looking at 2 million dollars. He said they have 30% participation for principal payment made by the State.. The Annex may not be the best place for the Alt School. Do we fit or do the people who are going to use the building fit with us. Is it in the best interest of the City for them to spend ¾ of a million dollars building a part of the high school a couple of miles from the high school or spending a million dollars having a brand new building and being able to walk across the parking lot. The administration leans on going to the high school but the School Board has not voted on it yet. Nick said if you do not amend their request to add a half million dollars for the boiler, you must change all the categories on the current CIP to be earmarked for high school only. If you do not provide the amendment to increase the funds, then all the designations should be Dover High School on the existing request.

Ray Proulx agrees with Nick and supports the Alt School being built near the high school. He stated that having the children downtown is too far removed from the campus and they want these children to feel that they are part of the community of the school system and not completely removed from the premises. He said that since he has been on the School Board, he has been complaining of the lack of maintenance on the school buildings. Putting off some of the projects is not going to help out the City in the long run because the cost keeps going up.

Ron Cole asked if all the students at the alt school are all Dover kids?

Nick Skaltsis said that they are planning on a 36 student school and if there are only 31 Dover students, they may take in students on a tuition basis.

Nick Skaltsis stated that the building has to be permanent. The accreditation of the High School is still in jeopardy from the standpoint of not having a permanent site for the school. There is a workshop already set up for Dec. 4<sup>th</sup> where the School Board will vote on a prospective site. We have \$20,000 in the Alt School CIP left that can be used for engineering and architectural plans once the Board decides on the site.

Mr. LaSelva stated that they try to mainstream the children back to the high school. There is shop space and laboratory space and that doesn't have to be replicated, they are high school students. He said that as a board they are trying not to be gluttonous and that the community has given them a very substantial middle school building. He said that they should have some land for the eventuality that there is a need to build a school. He said that they are working with a space needs committee. He said that they hope to have a report by June of this year.

Nick Skaltsis said that he and Mark Vailancourt will probably be before the Planning Board for CDBG funds to make up the difference when they get final numbers.

Pete Lavoie, Community Services Director, went over all the items for the Water Fund. Pete said that EPA has still not come up with a firm way of doing radon. He said that for now he is taking out the \$100,000 and hold that off for another year. He went over all the items for the Sewer Funds.

Chairman Cole scheduled a CIP Workshop for Tuesday November 21, 2000, at 7:00 PM. He asked the Board to come in with priority items. He said that we will vote and give our recommendations to the council on November 28<sup>th</sup>.