

**DOVER PLANNING BOARD
MINUTES OF MEETING
JANUARY 14, 1997**

MEMBERS PRESENT: Martin Smith, Anthony McManus, Mike Bobinsky, Reuben Hull,
Dennis Ciotti, Brian Preston, Ron Cole, Otis Perry, Charles Maglaras

MEMBERS ABSENT: Paul Beecher

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

Chairman Cole brought the meeting to order at 7:02 PM.

ITEM #1: Election of officers.

Ron Cole asked for nominations for Chairman.

Dennis Ciotti made the motion to re-elect Ron Cole for Chairman.
Otis Perry Seconded.

Ron asked if there were any other nominations.

There were none.

Ron closed the nominations.

VOTE U/A

Ron Cole asked for nominations for Vice-Chairman.

Brian Preston nominated Reuben Hull for Vice-Chairman.
Dennis Ciotti seconded.

Ron asked if there were any other nominations.

There were none.

VOTE U/A

Ron Cole introduced Planning Board Alternate, Anthony McManus.

ITEM #2: Approval of minutes.

Otis Perry made the motion to approve the minutes.
Reuben Hull seconded.

VOTE U/A

Chairman Cole stated a motion to suspend the rules is needed to have Councilor Williams speak.

Otis Perry made the motion to suspend the rules.
Brian Preston seconded.

VOTE 8 - 1

Charles Maglaras - Opposed

Councilor Howard Williams spoke on the proposed amendment to Chapter 170 entitled "Zoning" Section 170-6 Definitions, Sub-section B. He said the 15% of the total floor area will be eliminated and added will be the following: All existing vendors that are disseminating materials as described above and are located outside of allowed zones shall have six (6) months from the date of final passage of this ordinance to comply with the new regulations. He added that he realizes that video stores have rights but so does the community. He stated that he would like to impose a \$1,000 yearly fee. He said that video stores have a plastic card and the problem with this is that it does not have a photo ID and a minor could go in and rent a video. He said if a sex crime occurs, the police can go to the video store and check the list to see who is renting adult videos. He said that it can be done today, it is a State law. He said that video stores don't come to Dover so people don't have their first amendment rights violated, he added it is about money. Mr. Williams said it cost them \$75.00 for a video and they rent it for \$3.00 and porn movies are \$25.00 and they rent them for \$3.50. He said he was amazed to find it is the biggest library of hard core porn in the State. He showed the Board a flyer where they give people 12 free movies with a new membership. He stated he feels there are a lot of people coming into Dover just for this purpose. He said that our 18 year old kids are high school seniors.

Chairman Cole stated we could hold a public hearing on February 11, 1997 on the 15% of the total display area portion of the ordinance. He said anything else is controlled by the Council.

Otis Perry made the motion to defer this to a public hearing on February 11, 1997.
Mike Bobinsky seconded.

Steve Stancel stated that if this passes they will only be able to locate in a B-3 zone.

Chuck Maglaras asked if there is any place in the B-3 where they could locate.

Steve Stancel stated that in 1993, a radius was drawn and there were spaces available.

Chuck Maglaras asked Steve to get the radius and spaces available for him.

VOTE U/A

ITEM #3: Consideration and acceptance of a minor lot line adjustment of land for James & Nora Oschman and Michael & Kevin Barry, and Sheila Robinson, Assessor's Map E, Lots 68 & 67, zoned R-12, located on Sixth/Whittier Streets.

Jim Oshman stated his Mother-in-law died and left them the piece of land. He stated that after all these years they are formalizing the lot line adjustment specified in her will.

Otis Perry made the motion to accept the application:

Chuck Maglaras seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Reuben Hull asked if tying into the GIS should be added as a third condition.

Jim Oshman stated that the surveyors have tied it into the GIS.

Otis Perry made a motion to approve with the following conditions:

1. Add the owner's signatures to the plat.
2. Add iron pins to set at the property corners of Map E, Lot 68 adjacent to the intersection of Sixth and Whittier to the plat.
3. If there is a GPS point nearby, tie into the City GIS

Chuck Maglaras seconded.

VOTE U/A

Abstained - Anthony McManus

ITEM #4: Consideration and acceptance of a minor lot line adjustment of land for Edward & Alice Von Briesen, Assessor's Map J, Lots 4-2 & 4-3, zoned R-40, located on Spruce Lane Extension.

Arthur Nickless represented the Von Briesens. He said the purpose of the lot line adjustment is to add 3/10 of an acre to lot J 4-2. He indicated that the plan is tied into the GIS.

Otis Perry made the motion to accept.

Dennis Ciotti seconded.

VOTE U/A

The public hearing was opened.

There were no comments.

The public hearing was closed.

Steve Stancel recommended approval with the owner's signature.

Mike Bobinsky made the motion to approve with the condition that the owners' signatures be added to the plat.

Chuck Maglaras seconded.

VOTE U/A

ITEM #5: Consideration and acceptance of a minor subdivision of land for Daniel & Jacqueline Ayer, Assessor's Map N, Lot 3, zoned R-40, located on Back Road.*

Dan Ayer stated he wants to break off 2 lots off the bigger parcel.

Chuck Maglaras made the motion to accept the application.
Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.
There were no comments.
The public hearing was closed.

Mike Bobinsky made the motion to approve with the following conditions:

1. Add the owners' signatures to the plat.
2. Remove the word "Commission" from the 100 ft. wide Conservation Easement note on the plat.
3. If there is a GPS point nearby, tie into the GIS.

Chuck Maglaras seconded.

VOTE U/A

ITEM #6: Old Business

Ron Cole stated that Craig Williams, CJCourt Development - Courtney's Way asked to be heard to get a reversal of the condition of approval that the water line be looped.

Craig Williams stated that at the last Planning Board meeting the Board approved his subdivision with the stipulation that the water line be looped and that has rendered his project not feasible. Mr. Williams stated that a number of subdivisions are not looped. He said Venture Drive, the City's own subdivision, is not looped.

Mike Bobinsky stated that the Venture Drive subdivision is looped. The line is looped at Venture Drive. He said it loops at the Shoe Doctor along the Indian Brook, and back to Sixth Street. Mike stated that the Phase III component of the Mathes Hill subdivision requires the developer to loop the water line and that is a 500 ft. connection to Phase II.

Steve Stancel stated that he doesn't feel the requirements are restrictive.

Chuck Maglaras stated he thinks this \$3,000 on top of having to do all the site work is unreasonable. He said he voted against this because he thinks it is unreasonable. Chuck said we asked Mr. Williams to pay for part of the intersection and he feels it is in the best interest of the City to contribute to the water line. He stated that 11 homes will be generating money on taxes.

Ron Cole asked Craig Williams if he got 3 different bids for the water line.

Craig Williams answered that he got one bid.

Otis Perry stated that he doesn't think the Board should be debating on the cost of looping the water line, it should be deciding whether the looping is a necessity. He stated he doesn't think it is the place of the Planning Board to debate the cost of a subdivision.

Steve Stancel stated that Hills Farm was impractical to loop because of a series of wetlands problems but the developer is extending a 12" line that will go to Henry Law Ave.

Chuck Maglaras made the motion to not have the developer loop the water line.

Brian Preston seconded because of the topography of the project and the added cost.

VOTE 2 - 5 For - Maglaras, Preston Abstained - Anthony McManus

Ron Cole stated that the original judgment stands.

Ron Cole stated that April Jacobs gave a verbal resignation to the Strafford Regional Planning Commission and he is looking for someone else who may be interested in serving.

Otis Perry volunteered to fill the spot.

Steve Stancel stated that we received another court case for Apple Crest. He said that Bruce Kennedy is questioning the decision to link the subdivisions.

a. Workshop on CIP

Brian Preston asked about the \$250,000 for the Dover District Court, and if that number is standing right now.

Mike Joyal stated that number was put in originally in anticipation to a vote from the Council for the court downtown. He said they still have not heard the final word and those funds may not be necessary. He stated the Chestnut Street site has been rejected by the State and staff is looking at an alternative site.

Mike Joyal spoke on the document imaging system saying it is a City wide tri-technology project. He said it will serve the City Clerk's office. He stated estimates for this project range from \$80,000 to over \$150,000, and we settled on a middle of the road number of \$100,000. He said the intent is to set up a system that will image and make electronically available the various documents in the City serving the Planning Department, City Clerk's office, City Council, School Board and other departments.

Brian Preston asked about the finger printing system.

Mike answered that this is completely different technology. Actually there was a booking and finger printing system in the previous CIP. He said the Police Department may be able to procure some grant funds in future years and it is not included in this year's CIP.

Brian Preston asked about the \$25,000 for the South End Fire Station in 1998 coming out of debt finance and not out of the operating budget. Brian also asked about the \$15,000 for the New York and Park Street drainage. He stated that the Butterfield Gym is \$10,000, and that is also debt financing. He added that Dover High athletic facilities and \$72,000 is coming out of the budget. He asked where the consistency was.

Mike stated the intent of those projects was instead of incurring the design expenses and then not proceeding ahead with the project, the design and construction phase of the projects were consolidated for the purposes of showing it in the program. He said the funds are spread out in the years that we would expect the expense to occur. He said in the case of the fire station, the actual project is expected to cost about \$285,000. He said we would be asking the City Council to provide funding for \$285,000 to be debt financed, but as we show here in the program, we only expect \$25,000 to be procured in the next fiscal year. He added that in keeping with our financial policies and how we intend to try to fund our capital projects, this would qualify for debt financing of \$100,000. In the case of the school projects, the athletic facilities was a separate single project. Mike said he shows \$72,000 and \$185,000 for \$257,000 over a two year period. Mike said what is being shown in the program is the recommended means for financing these projects that is consistent with the financial policies adopted by the City Council. He added that these projects are priorities.

Brian Preston stated the school athletic facilities is there as a CIP project and should be debt financed. He asked how come the school facilities maintenance in years 1999 up to 2003 is now part of the operating budget.

Mike Joyal stated that the CIP was put together, with the financial policies in mind to wean ourselves from long term debt.

Brian Preston stated he felt the widening of Central Avenue should be moved up.

Steve Stancel stated the widening of Central Ave. would be from Mary Street to Oak Street. He said the area is zoned primarily Office. He notes that it is one of the areas that will be looked at closely for rezoning to some kind of retail use.

Dennis Ciotti asked about the Henry Law Park band shell. He stated that the plans for the River Walk shows a band shell.

Mike Bobinsky stated that the Henry Law Park band shell is associated with some design dollars in the first year, and \$180,000 in the year 2000 for design and renovation. He said we are presently in dialogue with the Dover Rotary on a partnership with this project. He said the Rotary would be donating dollars and inkind services for preliminary design and assessment of what we need. He thinks with all the current use we are experiencing, we have observed areas where there is a need for safety improvements as well as expansion.

Dennis Ciotti asked if Elementary School Improvements \$250,000 for 2000 and 2001 is earmarked for a particular school or all schools in general.

Mike Joyal responded that this was an item that the City Manager inserted into the CIP. The intent is to get rid of the modular trailers, in all the schools. He added that this is a very rough estimate.

Dennis Ciotti asked for an explanation of Public Works Facility and Education \$350,000.

Mike Joyal stated that along with the riverfront project, the school is a user of the site and this is an allocation of cost for the School Department. He asked the Board to note that there is also an allocation in the water area and sewer area. He said it is for the siting and construction for a facility or grouping of facilities on a new site with the costs allocated between the different funds that are responsible for different budget areas.

Dennis Ciotti asked about School Technology Improvements.

Ken Latchaw handed out some information to the Board. He stated he is looking at some sort of wireless or satellite technologies, imaging technologies and those types of items to add to each of the schools.

Ron Cole stated that using that \$481,000 that you had and subtracting \$225,000 leaves a total of \$256,000, of which \$155,000 is in 1999 but he doesn't see it any further. He asked where the other \$100,000 going to come from.

Marie Walton stated it should be in the year 2000.

Chuck Maglara asked what the \$170,000 for Public Works Facilities under Education and Community Services FY 1998 was for.

Mike Joyal stated the sources of funding for the public works facility are in the Community Services/Public Works area. He stated there is \$83,500 scheduled for 1998 and \$525,000 for 1999. He added that in Education there is \$56,000 and \$350,000 respectively.

Chuck Maglaras asked if the \$56,000 in 1998, under Education, and \$83,000 under Community Services, are going towards the new Public Works Facility, or if that money is going to be spent to fix what is wrong at the existing facility.

Mike Joyal stated the funds are to be spent for the location, purchase of a site if necessary, and for the design of a new facility. He added that the additional money in the out years is for the construction of a new facility and moving the existing operation to the new facility. He said what is not addressed in these numbers is there is no money in this budget to deal with the current facility. He indicated there is no money for demolition, clean up or even testing.

Chuck Maglaras stated that he just wanted to be sure the money was not being spent on something that would be torn down a year later. Chuck stated he has a question for Captain

DeColfmacker on the Public Safety Communication Upgrade for the Police Department. He said he would like the \$165,000 broken down a little further.

Capt. DeColfmacker stated it is for design and engineering of a communication system for the Police and Fire Departments. Approximately \$100,000 for replacement of the existing console that was purchased around 1981, and \$65,000 for mobile units etc.

Mike Bobinsky stated he requested roof replacement and boiler heating improvement replacement at the River Street Garage. He said the Planning Board and the Council need to be advised that very soon we may find ourselves with a non-operating facility. He added they are doing everything they can to ready themselves for the relocation by not spending or investing in that facility, but he added, if this is deferred, he will be back before the Board to get this facility to a functional and safe state. Mike invited everyone to take a tour of the facilities. He said they anticipate spending \$50,000 to do an environmental assessment of River Street which would compliment the effort that is currently underway for the RFP of private investment. He said the Planning Board may want to endorse the project by taking \$50,000 out of the \$250,000 that was allocated to the District Court and assigning it to the environmental assessment of River Street.

Dr. Daley went over the CIP. He spoke on the energy management study. He said they are still looking at contracting out the busses. He said they are looking at replacing the tiles at Garrison at a cost of \$66,000 in 1998. He stated they are looking to remodel the high school science rooms at 3 rooms per year. He said the front lobby at high school needs remodeling and the parking at Woodman & Garrison Schools need to be expanded for \$50,000.

Steve Stancel spoke on the Cochecho River Dredging. He stated that Senator Bob Smith was able to get the Army Corps to dredge the river. He said the dredging could occur as soon as this Fall. He said \$600,000 in Federal funds are allocated to the project. He stated we are proposing taking the original 60' wide channel and moving it over 30 or 40 feet to create a new channel. He said what we are putting forth in this project is to identify the channel, testing of the dredge spoils, and getting permitting form the Army Corps. He stated we are also proposing that we go ahead and do the minor dredging and the dredging at the site of the old boat landing. He said we feel we can get a good size dock site where something like the Thomas Leighton can come into. He stated that the total budget to do something like this is \$40,000. Steve said he is suggesting taking the \$50,000 and the \$40,000 for the future anticipated development of the River Street parcel.

Chuck Maglaras asked if the \$90,000 is coming out of the Court money.

Steve Stancel stated that is a possibility.

Ron Cole asked the Board if they would like to schedule a workshop for the following Tuesday or if they could do it at the meeting of January 28th and begin the meeting at 6:30 PM.

The consensus of the Board was to have the workshop at the February 28th meeting starting at 6:30 PM.

Steve Stancel spoke on the train meeting he attended in Wells indicating that they hope to have the rail going this Fall.

Reuben Hull stated that the Planning Board does not do any real planning as a group. He stated the Planning Department does an excellent job doing a lot of leg work, and getting information to the Board to act upon. He said he would like to see taking one meeting a month to do business and one dedicated to do planning. He said he would like more involvement.

Otis Perry thinks that anything the Board can do is a benefit to the City. He said he supports what Reuben is saying.

Ron Cole stated he concurs, but he thinks we are being unrealistic to think we can take every other meeting and spend it on planning. He said he would like to suggest we do so on a quarterly basis.

Anthony McManus asked that the 1st quarterly meeting be scheduled before adjournment.

Ron Cole set up the 1st quarterly meeting for the 25th of March.

Ron Cole reiterated the meeting of the 28th of January would start at 6:30 PM.

Chuck Maglaras made the motion to adjourn.

Otis Perry seconded.

VOTE U/A