

**DOVER PLANNING BOARD
MINUTES OF MEETING
JANUARY 12, 1999**

MEMBERS PRESENT: Reuben Hull, Anthony McManus, Mike Bobinsky, Brian Preston, Margaret Stevenson, Jerry Reese, Ronald Cole

MEMBERS ABSENT: Paul Beecher, Charles Maglaras, Karin Crittenden, Frank Torr

STAFF PRESENT: Steven Stancel, Planning Director; Bruce Woodruff, City Planner; Jacqueline Freeman, Recording Secretary

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

ITEM #1: Election of officers.

Brian Preston nominated Ronald Cole for Chairman and Reuben Hull for Vice-Chair. Tony McManus seconded.

There were no other nominations.

Ron closed the nominations

VOTE U/A

ITEM #2: Approval of minutes.

Jerry Reese made the motion to approve the minutes.

Anthony McManus seconded.

VOTE U/A

Abstained – Brian Preston

ITEM #3: Consideration and acceptance of an application for a Change of Use for Portsmouth Christian Academy, Assessor's Map J, Lot 1C, zoned R-40, located on Seaborne Drive.

Dennis Runey, Headmaster, gave a history of the school. He introduced Ms. Jones, the school secretary. She handed out brochures.

Mr. Runey stated the school is a private, non-denominational school with close to 500 students who come from MA, ME and NH. He said that most of the high school level teachers have multiple degrees and their academic program is very vigorous. He said they are planning to close on the building on January 28th. He showed the Board the interior renovations they would be making to the building. He said there will be no cafeteria or food services. He said that the building lacks a gymnasium which is not tied to this application but it will tie into this with regard to parking spaces. He said he want to start the renovations the 1st week in February. He said they will keep the name and call it

Portsmouth Christian Academy, Dover Campus so they don't lose their identity. They will not be boarding students.

Brian Preston asked if the school will be tax exempt as far as State tax. Mr. Runey stated that it is a tax exempt school.

Mr. Runey stated that he does not think that a sidewalk down Seaborne Dr. to the circle is a necessary expense because they would not permit pedestrian traffic on Seaborne Dr. He stated that if any of the neighborhood kids were to attend the school, he would ask that they be driven or one of their busses would be sent up to a certain point to pick them up. He said the issue of striping the intersection at Spruce and Back River Road is some distance away and he feels that it is out of the area of their responsibility. He said it is a difficult intersection and the City Engineer indicated to him that the renovation of the intersection has already been approved and is scheduled for completion in the next 2 or 3 years. He said if that is the case, it will resolve any issues. Mr. Runey said if there is a safety issue that pertains to him, then it seems to him that temporary striping should be done at this time. He said the turning radius at the traffic circle at the top of the hill is a sharp turn and it does need to be straightened out. He said there is a question of who owns the road and who owns the circle. He said according to this plan it is public and belongs to the City of Dover. He said if that's the case, the issue is whose responsibility is it to fix it. He said that they are short 2 parking spaces and he suggested that they minimize the permits to high school students by two.

Mike Bobinsky stated that the former user did not have the same demand based on busses.

Ron Cole left the meeting at 7:26PM.

Reuben Hull took Ron's place and chaired the meeting.

Brian Preston stated that Seaborne Hospital did maintain that cul-de-sac. He said it was his impression that they maintained it because it was their property.

Mr. Runey showed where the playing fields were located. He said he has a verbal agreement with Mr. Gasses to let them use the fields temporarily. He said they will do a lot line adjustment to include the fields.

Jerry Reese made the motion to accept the application.

Anthony McManus seconded.

VOTE U/A

The public hearing was opened.

There were no comments

The public hearing was closed.

Steve Stancel stated that the staff recommends that this be tabled to a site walk. He said there are some outstanding issues that they are concerned with and they have been working with Mr. Runey towards a resolution. He said that there is a need for 84 spaces and we can only count 76 spaces. He said the department will go out there and observe the traffic occurring on Garrison Road during the morning hours of 8:00 and 8:45 AM. He said they will also look at the traffic patterns around the school in Portsmouth. He said they are concerned about sidewalks and the turning radii of the bus not only at the cul-de-sac, but with how the buses will get in and out of the site assuming that the gymnasium isn't constructed.

Anthony McManus made the motion to table the application.

Jerry Reese seconded.

VOTE U/A

The site walk was scheduled for Saturday, January 16, at 9:00 AM.

ITEM #4: Public Hearing on the City of Dover Community Services Department grant application to NH Coastal Program to conduct an Inflow and Infiltration study of the sewer collections system.

Reuben Hull stated that he wanted to go on record saying that he will refrain from participating on this item because the company he works for may be pursuing this as a project.

Brian Preston left the meeting at 7:35 PM.

Mike Bobinsky explained the Coastal Program. He said the Community Services Department is preparing a grant application to the NH Coastal Program to conduct a study on the sewer collection system. The grant funds requested are \$50,000 requiring a \$50,000 match from the City. He said that they did a feasibility report and the agency was very encouraged and felt it was a very eligible project.

The public hearing was opened.

There were no comments.

The public hearing was closed.

Jerry Reese made the motion to support this application by the City of Dover.

Margaret Stevenson seconded

VOTE U/A

Abstained - Reuben Hull

ITEM #5: Old Business

a. Discussion and possible vote of the Capital Improvements Program.

Steve Stancel stated that back in December the Board voted to support YEAR 1 of the CIP and added additional funding for roads and sidewalks. He said that the Board

decided to revisit the remaining years of the CIP in the future and then make a recommendation to the City Council for the entire plan.

Jerry Reese stated that he would like to hear from the School Department. Jerry said that he doesn't think he want to hear from the City on Years 2 – 6 until all the Board members are present. He said he has a problem with voting when so many members are absent.

Dr. Daley, Superintendent of Schools, stated that they have an amended plan which contains just 5 items. He introduced the Business Administrator Stephania Pearce.

Stephania Pearce explained the Kalwall skinned system. She said it is an \$800,000.00 project for the high school. She said it includes all the windows, doors and walls as one seamless envelope to be funded over multiple years. She said that they prioritize the first years' projects to finish the second phase of the DHS track. She said they are requesting that that second half of the project be funded so they can finish the project this summer. Stephania spoke on the Financial Management System and the final phase of the Dover Net program. She said there is a subcommittee working on the alternative school project to help the Board make the decision to build another facility or move it into the Old Middle School Building once the new school is completed. Stephania stated that the Council has not approved the School portion of Year 1, they have only funded the City side. She said that there really is not much else you can do to make the high school a better and tighter building. She said that Thom Forbes has asked that this be moved ahead of the elementary school.

Gary O'Connell, from Kalwall gave a demonstration on how the Kalwall system works and answered questions from the Board. He said that they have put this on at the University of Maine and at the Kingswood Regional High School. He said that this would double the insulation of the building and it would be guaranteed for 25 years.

Stephania stated that Kalwall will replace the walls and windows but they also want to redo all the doors and the sidelights. She said there are gaps when the doors close. She said they want to do it all at once so that the seaming of the Kalwall will match tightly.

Dr. Daley stated that it appears that the City will offer us a space for the alternative school at the old middle school. He said there is a stipulation in the original grant or will that the space was to be used for an educational facility. He added that a portion of the building would still be used as an educational facility if the alternative school were there. He said that this would work out to the City's benefit and to the School's. He said that the facilities over there are far better than what we have now. Dr. Daley said that the down side is that it would be more difficult to transition students back and forth to the high school or the middle school. He said they will probably split up the middle and the high school students because it has not worked well having them together and there needs to be a cost effective way of having two programs. He said if they do not use the old middle school, they will have to do something with the current facility. He said that the accrediting agency has made that a priority and it should have been acted on already. He said it would help the transition issue if the school was at the greenhouse, but would it

make sense to put the money into that when they have a perfectly good facility across the street.

Thom Forbes stated that when it rains outside it rains inside Dover High School. He said he can't get anything else done at Dover High until he gets the building watertight.

Margaret Stevenson asked how many students are currently in the alternative school.

Dr. Daley stated that they have 14 high school and 8 middle school student. They are not always there at the same time because they transition in and out which is one of the advantages of being on campus and the disadvantage is that it is a poor facility. He said that mixing the 6th graders with 12th grade students with those types of problems is not working so we are going to have to separate them. Dr. Daley said that they have to respond this year as to a plan. He said it is a high priority so they can't just ignore it. He said if he can tell them that they have a space in the old middle school, he is fairly certain that they will accept that. Dr. Daley said that there is no space allocated for an alternative school in the new school, but he is not ruling that out, it may be a possibility.

Anthony McManus made the motion to table for further consideration.

Margaret Stevenson seconded.

VOTE U/A

ITEM #6: New Business

- a. **Discussion and solicitation of project proposals for the Proposed Dover Transportation Improvement Program (TIP). Public input for new project ideas is encouraged. Eligible projects for 80% federal gas tax funding through the Transportation Efficiency Act for the 21st Century (TEA21) include conventional highway and bridge projects, public transit, and alternative transportation projects.**

Bruce Woodruff stated that the TIP list included in the packets was not prioritized. He handed out a new list with the first try at prioritizing the projects. He went down the list of project and explained each one.

Steve Stancel stated that one project not on this list is the possible upgrade and interconnection of several traffic signals along the Central Avenue corridor, particularly downtown. He said that many of the signals downtown and along the Miracle Mile are outdated and they don't have the capacity to keep the traffic flowing in an efficient manner. He added that this may be added to this list.

Councilor Landry, 5 Trakey Street, stated that he is an advocate for a community bicycle/pedestrian trail. He suggested that the paths rather than being along the fast moving traffic roads be in a safer location and more family oriented. He suggested starting at Washington Street at the future train station and mapped out a trail finally connecting

with Bellamy Park. Councilor Landry feels we should seriously consider a bicycle/pedestrian trail.

Arthur Mitchel, 28 Bellamy Road, stated that the 10 - 21 speed bicycles can be used to get around the City and for going to work. He said you used to be a able to get from Agway to the center of town without coming into any difficulty. He spoke about the trails in Europe. He said that using bicycles is not an insane idea and that people will use them. He said that there is a number of bicyclists that cross the bridge from Portsmouth into the Navy Yard because it easier to park their bikes and they can bypass all the traffic. He said that there are people who have been bicycling from Dover down Rt. 236 to the Yard every day. He said there is not one single sign in Dover that says "Share The Road". He would like to see bicycling as an alternative means of transportation

Reuben Hull stated that bicycle oriented projects can be prioritized differently because they come from a different pot of money.

Woody stated that there has to be a real transportation need and there has to be a real destination involved. He added that they can be prioritized in different groups. He said they are looking for true priorities. He said if you ask for too much you might not get anything.

Anthony McManus made the motion to table.

Jerry Reese seconded.

VOTE U/A

Jerry Reese stated that the Clerk of the Works at the new Middle School stated that he would like to take the Planning Board as a group or individually for a tour of the building and grounds.

ITEM #7: Adjournment

Jerry Reese made the motion to adjourn.

Anthony McManus seconded.

VOTE U/A