

**PLANNING BOARD
MINUTES OF MEETING
JANUARY 23, 1996**

MEMBERS PRESENT: Lionel Martel, Brian Preston, Martin Smith, Otis Perry, Reuben Hull,
Ron Cole, Mike Bobinsky, Paul Beecher

MEMBERS ABSENT: Bob Belmore

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

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

ITEM #1: Approval of minutes

Brian Preston made the motion to approve the minutes.
Paul Beecher seconded.

VOTE U/A

ITEM #2: Old Business

a. Discussion of Site Review Fees.

Steve Stancel stated that in comparing the site review fees of other cities in the area, it appears that Dover's are higher. He said that if we were to adopt Manchester's fees of \$75. for each sq. ft. of new gross floor area rather than the \$.20 per sq. ft. with \$10,000. maximum that is in place at this time, we would have received \$8,130.00 in site review fees instead of the \$21,688.20 that was taken in last year. He said that the fees the Planning Department receive go into the overall general budget.

Ron Cole explained how Cambridge Tool requested a waiver of their \$10,000 Site Review fee, thereby, triggering the review and possible change of existing Site Review fees.

Brian Preston suggested a cap of \$5,000.

Lee Martel stated that we can not be guided by what other towns do. He said we are trying to promote non-residential development and we should be willing to put money into the Planning Department.

Steve Stancel stated that in the recent Master Plan Survey, the question was asked if we should go more into User Fees and the response was in the affirmative.

Otis Perry felt we should leave the fees as they are and put a cap of \$5,000 on the new development and \$2,500 on the expansion of existing facilities.

Mike Bobinsky asked if we have the ability to bring in outside groups for traffic analyses, etc., and if the applicant could be charged.

Steve Stancel answered that we do have that ability.

Paul Beecher made the motion to table the discussion of site review fees to the next meeting when other suggestions will be brought forth.

Brian Preston seconded.

VOTE U/A

Ron Cole stated that we would need another public hearing because of the significant change.

b. Extension of approval of McCarty Woods subdivision.

Paul Beecher made the motion to approve.

Martin Smith seconded.

VOTE U/A

c. Discussion and possible vote on the CIP.

Otis Perry stated there is a Council Workshop tomorrow night and it would be useful if the Planning Board make its decision tonight. He added that he has no concerns with the first year of the CIP but does with the second. He said he does not agree with using more than 50% of the budget to make repairs to a bridge located on State property. He said we should not agree in writing to this amount. He said he would like it taken out and allocate it to other items that have been deferred, located on page 23 of the CIP. He added that it should be taken out and possibly put back in next year.

Mr. Beecher stated that he is trying to give Liberty Mutual some comfort level.

Otis said he feels the State is trying to use blackmail.

Brian Preston made the motion to add into the first year \$257,000. for track replacement, of which \$72,000. would be for stadium lights. Also, add into the second year \$50,000 for a softball field.

Lee Martel seconded.

Lee Martel agreed that the track is a disgrace but it is an easy item to put off. He added that kids are important too.

VOTE 4 - 3

**For - Brian Preston, Reuben Hull, Marty Smith, Lee Martel
Against - Otis Perry, Paul Beecher, Mike Bobinsky**

Otis Perry made the motion to remove from the budget the \$827,000 in the Year 1998 for the Sixth St. Connector Bridge Improvement.

Paul Beecher seconded.

VOTE 3 - 4 **For - Brian Preston, Reuben Hull, Otis Perry**
Opposed - Martin Smith, Mike Bobinsky, Lee Martel, Paul Beecher

ITEM #3: New Business

Ron Cole said he is recommending to the Council that Reuben Hull and Howard Williams get appointed to the Strafford Regional Planning Commission.

Otis Perry made the motion to recommend to the Council that Reuben Hull and Howard Williams be appointed to the Strafford Regional Planning Commission.

Paul Beecher seconded.

VOTE U/A

Bruce Woodruff spoke on the proposed Exit 10 Map developed by Storch Associates for NH DOT. He said the Board should take a look and decide which 2 or 3 corridors they would like them to assess. He stated that the map shows a lot of constraints but it does not have all of them. He said it does not show Dover's wells or radiuses. He added that Somersworth would like Exit 10 on Blackwater Road. He said the City of Dover did provide the Technical Advisory Task Force information digitally, and provided a map overlay but they did not put it on the map. Bruce said the corridors are 300 feet wide. He said the engineer for NH DOT will choose whichever corridor that has the least amount of constraints.

Steve Stancel said he will bring the Exit 10 Corridor Map up again at the Planning Board meeting of February 13, 1996.

Lee Martel made the motion to adjourn.

Mike Bobinsky seconded.

VOTE U/A