

**MINUTES
SPECIAL MEETING/WORKSHOP
DOVER CITY COUNCIL
MARCH 22, 2000**

**6:00 PM
CITY MANAGER'S OFFICE**

NON PUBLIC SESSION RE: Land Purchase

**7:00 PM
SPECIAL MEETING
Old DOVER MIDDLE SCHOOL LIBRARY**

1. Roll Call

Councilors Hindle, Mayberry, Schmidt, Andrews Parker, Mayor Pro-Tem Berry and Mayor Boc were present. Councilor Nossiff arrived at 7:30 p.m. Councilors Reese and Dunnington were absent.

2. **Resolution RE:** Acceptance of the Consolidated Plan and Action Plan Expenditures for the Fiscal Year 2000 Entitlement Funds of the Community Development Block Grant (CDBG) Program. Sponsored by Mayor Wil Boc, by Request.

Berry moved, seconded by Hindle, to refer to a public hearing on April 12, 2000. Vote was unanimous.

3. Adjournment

The Mayor motioned to adjourn to a workshop, second by Berry. All in favor.

WORKSHOP

1. DISCUSSION RE:

A. City Master Plan with Planning Board

The Mayor opened the workshop with the Master Plan development. He turned the meeting over to the City Manager, who turned it over to Steve Stancel, Planning Director.

Steve introduced the members of the Planning Board who were present: Ron Cole, Chairman, Dave Landry, (new member), Frank Torr, Jeff Peasley Chuck Maglaras, and Pete Lavoie.

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The discussion centered around the goals of the City. See item #1 in Council folder of March 22, 2000 for the list of items that were discussed. Currently the Planning Department is working on the Economic and Land Use section of the Master Plan. There are five different sections to the city's Master Plan.

After giving his presentation, Steve asked for questions.

Earle Goodwin asked if this information was documented somewhere.

Councilor Mayberry asked about the current home pricing. He wondered if we could do some spot rezoning to try to increase the commercial/industrial land and reduce some multi-family homes to single family homes.

Stancel commented that spot rezoning is not his goal. To suggest this, he feels you get beat up when this is tried. Most people want redevelopment but no one wants it in their backyard. The City Council and Planning Department took the global approach last year and were not successful. There were a few items that were approved, but only one or two of the non-residential items passed.

The City Manager stated the problem with spot rezoning is, we need to change the balance from 75% residential and 25% non-residential.

Mayberry's concern is that we will need a new elementary school and new fire station soon. He asked if the Planning Board had three or four parcels that they may want to rezone.

Ron Cole asked if they had not heard all the arguments against placing the Public Works facility in the residents' own backyard at the neighborhood meeting on the Back River Road site.

Stancel stated that we now need to try some residential options.

The Mayor stated in order to take land out of residential use, we would have to buy it ourselves.

Andrews Parker stated she is happy with the Dover speak out, also with the Dover planners. She asked what is the cost of high-end units in Dover.

Ron Cole stated they are looking for a mix, most of the new houses are in the high 100,000s to low 200,000's.

Stancel stated that two years ago, it was 225,000 and now it is about 210,000.

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Andrews Parker asked how do we project ourselves with regard to the State funding issue, also with the donor towns and the State arrangement of funding according to how many children in a town.

Stancel stated with a large downturn in the economy, there could be a large shift from private schools to public schools.

Tony McManus commented this is not a Planning Board issue but a City Council issue with the property taxes.

Andrews Parker added nothing has been resolved in Concord with regard to the funding issue.

McManus added Dover is not as vocal yet as are some of the donor towns around, but we may eventually be a donor town.

Schmidt stated, with regard to McManus' comments, from the projections he has seen, there will be a rise in the number of donor communities in the next few years. It behooves us to not be so shortsighted. Schmidt also had a question on the statistics of the community development and the absolute numbers on existing single family homes.

Stancel stated there are more rental units now and there has been no loss of growth in retail in the region, just not in Dover. He added there are not many areas left for commercial/industrial development in the City.

Earle Goodwin asked what is the current rate of assessment.

The City Manager stated about 76%, but it only impacts your tax rate and it is proportional.

The Mayor feels McManus' idea is a good one; however the only thing we can control is the impact fees.

Landry asked, do you have to show you have a significant problem, in order to increase them?

Stancel says you only have to show you have created a fair share with regard to impact fees.

Landry asked whether they can not just be school-related such as roads, utilities, etc.

Schmidt stated Dover needs to understand the implications of the predicament we are in. He would like to educate the citizens. Councils

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come and go but the problems go on. He feels they learned a lot about the Back River Road area last week at the neighborhood meeting.

Berry stated Oyster River (his school district) is looking at the same problems. They asked about ball fields in the Back River Road area and they fought against that also, saying traffic would be too much for the area.

McManus' objection to the proposed rezoning is that we need to identify an area or two for a potential industrial park and then go to the neighbors before it happens and explain what might be proposed. He thinks working with the people first might work better.

Jeff Peasley pointed out that people live in Dover because they like how it is now. He feels impact fees might be a good thing.

Andrews Parker has residents in her ward looking to see what will be happening at the Week's Crossing; she wants to continue resolving what we currently have in the works.

John Scruton of Sixth Street states if the industrial areas had been rezoned back to open space we wouldn't have anything to discuss.

Landry states no one seems to object to a raise in the tax rate, they just do not want anything different built in their own neighborhood. Only about five people show up to speak in the budget process, so if the City Council can just figure out how to create open space, he feels people would be happy.

Stancel replied only five people show up because 50 % of the city are renters.

Ron Cole stated as Chair of the Planning Board he tries to give everyone an opportunity to express themselves by extending public hearings until he is sure everyone has had ample time to speak their piece.

Schmidt states they all need to work together to solve this dilemma.

B. Riverfront Development with DEDC

Beth Thompson introduced Scott Myers, from the DEDC.

Scott Myers presented the planned waterfront. See council Folder of 3/22/2000, item #2, notes. He stated there were only two (2) responses to the RFP that went out.

There were concerns about contamination.

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Northland Development was one that came back to DEDC.

Scott Myers mentioned the resolution regarding the aquarium agreement signed in March.

The Mayor asked if anyone had questions. There was talk about dredging and how the congressional delegation is involved.

Dana Lynch talked about the history as well as the proposed waterfront. He's been involved for 10 ½ years on the waterfront redevelopment effort. He passed around a scrapbook of pictures that shows they have been moving forward with significant strides, as well as some setbacks.

Mr. Lynch became involved with Jack Story and the waterfront redevelopment plan in 1991. They met each week and talked about various aspects of the redevelopment.

Mr. Lynch read a letter that was sent back then to the city council.

The Mayor asked if anyone had questions.

Mr. Lynch says he's obsessed with the project.

C. Other Business

Schmidt moved to adjourn, seconded by all.

Judy Gaouette
CITY CLERK