

**DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 12, 1993**

MEMBERS PRESENT: Jim Richards, Bob Corsetti, Brian Preston, Doug Steele, Parks Christenbury, Ron Cole, Lionel Martel, Paul Beecher, Dan Markey - Alternate Bob Belmore

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

Bob Corsetti brought the meeting to order at 7:00 PM.

ITEM #1: Approval of minutes.

Ron Cole made the motion to approve the minutes.

Jim Richards seconded.

VOTE U/A

ITEM #2: Old Business

- a. **Third one-year extension of approval for McCarty Woods Subdivision, located on Tolend Road.**

Bob Corsetti stepped down from the chair because of a conflict of interest.

Vice Chairman Ron Cole conducted the meeting.

Bob Belmore took Ron Cole's place on the Board for this item.

Steve Stancel stated that the Planning staff recommends approval of a one year extension based on the following findings:

1. The proposed project does not include construction of public facilities that are considered desirable or necessary by the city.
2. The proposed project does not appear to fill a need or provide a benefit to the City considering the available market. However, the developer does have the opportunity to construct affordable housing that would benefit the City, and has provided conservation easements for preserving valuable wetland areas.
3. The plan continues to comply with current local, state and federal regulations, and appears to be a quality product. The NH Wetlands Board is scheduled to review and approve the developer's request for a second extension of the wetland permit on October 12, 1993

4. Conditions inherent in the current economy appear to have prevented the project from being started on time.
5. It appears to be more efficient to grant a time extension rather than require resubmittal for plan approval at this time.

Jim Richards made the motion to approve.
Lionel Martel seconded.

VOTE U/A

Bob Corsetti resumed the chair.

ITEM #3: New Business

a. General discussion of CIP items.

Bob Corsetti stated he would like to send the CIP to a workshop, have the committee come back and then go to a public hearing where everyone could have their say before the vote.

Mike Joyal, Mr. Beecher's Assistant, stated he was here to present the Manager's draft CIP. He explained the process and stated that the development of this CIP started last year.

Bruce Woodruff stated that one of the first tasks of the committee was to formulate the goals for the development of the CIP. He said that the goals were as follows:

1. Timely, realistic and fiscally responsible. He said that the Committee included both planning & finance so that the CIP would not be perceived as just another wish list but be a viable, flexible and realistic long-range Capital Improvement Plan.
2. It should meet the Master Plan goals and address major needs.
3. Deferred maintenance items should be addressed.
4. Improvement of operational efficiency was a key issue.
5. It should be as affordable as possible.

Bruce stated that the Committee believes these goals have been addressed within the parameters of the City's financial abilities balanced with the needs of the City.

Jeff Harrington stated that the Committee spent a lot of time looking at each issue. He gave an overview of the contents of the CIP.

Bruce Woodruff stated that several Public Works projects are partially grant financed. They have been put in certain years in order to get the available State and federal funds.

Bob Corsetti thanked the Committee for their presentation.

Parks Christenbury made the motion to hold the CIP workshop at the next meeting.

Brian Preston seconded.

VOTE U/A

Ron Cole made the motion to adjourn.

Jim Richards seconded.

VOTE U/A