

**DOVER PLANNING BOARD
MINUTES OF MEETING
OCTOBER 26, 1993**

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

STAFF PRESENT: Steve Stancel, Acting Planning Director 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 as submitted. Jim Richards seconded.

VOTE U/A

ITEM #2: Consideration of acceptance of an application for a Conditional Use of land for Wesley C. Elmer, Assessor's Map 7, Lot 9, Zoned RM-12, located at 15 1/2 Boston Harbor Road.

Mike Sievert of Norway Plains Assoc., represented Mr. Elmer. He stated they are proposing to replace a wood retaining wall and to build a garage, deck and dock within the Conservation District.

Steve Stancel explained that a Conditional Use of land is needed when construction occurs within 100' of the mean high water mark.

Parks Christenbury made the motion to accept. Paul Beecher seconded.

VOTE U/A

Dan Markey made the motion to approve with the condition that all federal and state permits be obtained by the applicant prior to construction. Brian Preston seconded.

VOTE U/A

ITEM #3: Old Business - CIP Items

Dan Markey made the motion to suspend the rules and go to Item #4 first.

Ron Cole seconded.

VOTE U/A

ITEM #4: New Business

There was no new business.

ITEM #3: Old Business - CIP Items

Bob Corsetti stated he would like to open the workshop with general comments from the Board and work within FY95 proposals that pertain to the Master Plan.

Mr. Beecher suggested having Jim Richards, Mike Joyal or himself explain the projects that are related to the Master Plan. He stated that they have tried to separate projects under \$100,000 and get them off the long-term debt. He stated the CIP is not a wish list but an honest attempt to put forth the needs of the community.

Corsetti asked how much money in bonds were being retired this year.

Paul Beecher stated that 1.065 million dollars will be retired this year. He said in Year One, the Train Station and River Street Parking and Pedestrian Bridge can be funded out of currently unexpended bond funds. He also said that due to the more than anticipated success of One Washington Street, more parking spaces will be needed. He stated that he has a vision of proposing financing out of bond funds that were initially there for the design of the new Public Works facility and recommending to the Council that the funds be transferred to the construction of the pedestrian bridge and the development of parking spaces. Also, negotiating a deal with the developers of One Washington Place for space in that location to house the Public Works staff in return for parking spaces across the river.

Paul Beecher discussed the Fire portion of the CIP as it relates to the eventual development of the industrial parks in the North end.

Jim Richards went over the Public Works items.

Mike Joyal discussed the Culture & Recreation items.

Parks Christenbury asked the School Board to come back with some alternatives to a new school.

Ken Latchaw made a presentation on behalf of the Technology Education Task Force on technology education for the entire school district. He stated that there must be federal grants out there and if they can be found, the bill will probably not be 1.4 million dollars. Mr. Latchaw stated that he would get copies of the report to all members of the Planning Board.

Parks Christenbury said that initially, he is supportive of this project and if we go ahead with it, he suggests that the school and the City make it their first joint venture. He stated it would be an opportunity to tear down some barriers. He added that the City will have to find some grant money.

Lee Martel said that business people and educators were included in the research of this report but the blue collar person was not included. He said he doesn't know where the money would be coming from.

Bob Corsetti stated that he totally believes in technology but people looking into coming into an area ask about the school system but they also ask about the tax rate. He stated that he would like to fund the whole thing, but unfortunately, it's just what will be allowed financially.

Donna Rinaldi, 14 Riverdale Avenue, stated that 80% of people she finds employment for are light industry type of people and technology is involved.

Bob Corsetti recommended adjournment and suggested continuing the workshop at the next meeting where the Sewer Fund would be discussed and the Board can start making their recommendations.

Paul Beecher asked the Board for their endorsement to transfer the funds out of the Public Works Facility into the pedestrian bridge and parking spaces. He stated that Liberty Mutual needs 400 spaces and 130 spaces are needed on the other side of the river.

Parks Christenbury made the motion to endorse shifting the funds from the Public Works Facility into the parking spaces and pedestrian bridge project.

Ron Cole seconded.

VOTE U/A

Doug Steele made the motion to adjourn.

Brian Preston seconded.

VOTE U/A