

MEETING MINUTES  
DOVER PLANNING BOARD  
PUBLIC HEARING - IMPACT FEE ORDINANCE  
SEPTEMBER 19, 1989

MEMBERS PRESENT: Harold Preston, Mike McDonnell, Tom Forbes, Jim Caliendo, Joe Etelman, Pete Bouchard, Richard Lak, Councilor McAdams sat in for Kevin Mone.

MEMBERS ABSENT: Otis Perry, Kevin Mone

OTHERS PRESENT: Bill Collins, Steve Stancel, Joanna Childs

Meeting called to order at 7:07 PM

Public hearing opened.

Nick Skaltsis - Eric Drive - Stated that impact fees should not apply to downtown rehabilitation projects or to change of use projects in existing buildings. He felt that this would be uneconomical. He also stated that if he had to pay an impact fee for his project on New York Street, it would have added almost \$9-\$10,000 dollars to his project. He also could not see the fairness in charging the same fee for a one bedroom apartment and a three bedroom apartment. He was against this ordinance.

George Gauthier - Glenwood Avenue - stated that the problem is not the impact fee but the need for economical growth. The City needs commercial and industrial growth and by imposing the impact fee ordinance it will present the wrong message to commercial and industrial developers. He felt that the impact fees was not something to solve Dover's problems. Affordable housing problems will be compounded by the impact fee. He was against this ordinance.

Art Pelletier - Back River Road - stated that he was for the concept of the ordinance, but felt that it may be to late. He also felt that the fees should be retroactive.

Walter Fischer - stated that if it is written to look like a tax, then it is a tax. He further stated that it was a tax against some people who would like to live here in Dover. The new developers that are trying to build new homes for people are not going to be able to do so.

Carol Mairs - Roberts Road - Felt that impact fees is based on 3.4% of the basic tax, and is anti-everything. She also stated that the computations for the daily trip ends was questionable. Who will get the reimbursement after the 6-8 years? Will it be the current tenant, landowner? Who is going to have to pay the fee - the tenant, landowner? The impact fee for the day care centers is too high. Impact fees

are going to turn Dover into a ghost town. She was against the ordinance.

Tim Sheldon - Garrison Road Land Trust - Felt that this ordinance would create problems for conversions of the mills. With the ZBA, there would be problems with dealing with appeals. The ordinance is inequitable because those who are here have it and those that are not will have to pay. Would prefer negotiations on a case by case basis. He was against the ordinance.

Steve Dibble - 1 Glenwood Avenue - He questioned where the specifics in the methodology came from.

Bill Collins stated that they are available for review in the Planning Office.

Questioned what the difference between a single-family attached and a single-family detached trip length.

Tim Pearson - Pearson Development - Stated that the ordinance sends the message that the City does not want the developers to build in Dover. The ordinance is too complicated. Felt that a percentage of the cost of the project should be charged for the fee. He was against the ordinance.

Ralph Pope - Central Avenue - Stated that the ordinance is regressive. He stated that sprinkler and alarm systems were included in the renovation of a commercial building which cost about \$11,000. If he wanted to do it today, it would cost about \$14,000 with the impact fee. Its getting to expensive. He also stated that this is the first and only community in New Hampshire with this type of ordinance, and felt that the developers will go elsewhere. He was against the ordinance.

Jack Story - Felt that the goal was to increase industrial and commercial development, the impact fee ordinance will work against that goal. Since the City of Dover does not have an economic director, he felt that this was the wrong time to introduce this ordinance. He was against the ordinance.

Kerry Forbes - Developers are still required to do off-site improvements in addition to the impact fees. The only difference would be like a double taxation. The City needs the growth rather than the impact fees. Impact fees are not the answer to the City's financial problems. He was against the ordinance.

Dan Gabriel - Impact fees will stifle growth. The City may have to raise the taxes or cut the budget or pass impact fees, but if the impact fees are imposed, the surrounding towns will capture the growth instead of Dover. Land in

Dover will decrease in value. He was against the ordinance.

Bob Sylvester - Cochecho Street - Stated that there needs to be some incentives. Impact fees are adding to the cost of development, this is not an incentive. Where is it going to stop? He was against this ordinance.

George Maglaras - Stated the we were no longer creating a balance in Dover anymore. Balance is vital to growth. Broadening the base of the impact fees does not have any incentive. Impact fees are unfair. He was against the ordinance.

Mike Hill - New Rochester Road - How will the impact fees affect Liberty Mutual? If the fees are accepted, they will probably have to pay an additional \$1,000,000 in impact fees. What makes the City sure that they will want to build here then? With impact fees, new families that are purchasing affordable housing, will not be able to do so anymore. The developers of affordable housing would be affected also. He was against the ordinance.

Douglass Dodd - The Town of North Berwick gave incentive for Pratt & Whitney when they decided to have their plant there. They pay over \$1,000,000 in taxes now per year. Impact fees will prevent these types of companies from coming to Dover. He was against the ordinance.

Ray Martineau - Gilman Street - Felt that a lot of wasted time and energy was put into this ordinance. It will eliminate future growth and will deplete the workforce. By imposing the fee it will stop anything good that has happened to Dover in the past six years. Need an incentive for people to come here. He was against the ordinance.

Barry Williams - Elliot Rose Co. - This tax will prohibit Elliot Rose from expanding. He was against the ordinance.

Chris Wyskiel - What happens if the trip generation does not include a ratio for a particular use? Who decides where that use will go? This is the stuff that law suits are made of. He was against the ordinance.

Bob Long - Tideview Drive - Felt that the impact fees were taxing the easy way out by taxing those who are not here. The fees will choke the future growth. Investment is what is needed for the future. Lack of investment will stifle the downtown area. Surrounding communities are very aggressive. Once Pease is closed, whatever the use is going to be, we will have to compete with that. He was against the ordinance.

Tim Sheldon - The impact fees will affect development now. Dover is the only place in New Hampshire that will have these fees.

Peter Martel - Tolend Road - He stated that he could only see the taxes going up. Nobody will want to come here, or develop here, and the taxpayers will have to come up with the rest. He was against the ordinance.

Public hearing closed.

Harold Preston stated that the Planning Board will hold a workshop meeting to possibly come up with some solutions. He informed the audience to call the Planning Office to give their names and phone numbers and they will be informed when a meeting is set up.

Meeting adjourned at 8:25 PM