



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

Members Present: Marcia Gasses, (Chair), Dean Trefethen, Mayor; Tom Clark, Dave White, Gary Green, Lee Skinner, Kirt Schuman, Dennis Ciotti (Alternate)

Members Not Present: Frank Torr (Vice Chair), Jake Forget (Alternate)

Staff Present: Christopher Parker (Planning Director), Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:05 pm.

1. CITIZENS' FORUM

Citizen's Forum open. No one spoke. Citizen's Forum closed.

2. Approval of Regular Meeting Minutes

- February 28, 2012 Regular Meeting Minutes

Motion: D.Trefethen motioned to approve the minutes, with corrections noted. Seconded by D.Ciotti. Vote: U/A.

- March 13, 2012 Workshop Meeting Minutes

Motion: D.Trefethen motioned to approve the minutes. Seconded by D.Ciotti. Vote: U/A.

3. OLD BUSINESS

- A. Discussion and possible vote on Community Development Block Grant (CDBG) funding requests for Fiscal Year 2012/2013.

Public hearing open

C.Parker gave a Planning Dept. staff update on the recommended allocations and handed out new info on the housing figures as requested. He stated that all requests for the CDBG grants are important, but with diminished Federal funds, only the requests rated high priority were funded this year. Any medium priority requests were not funded.

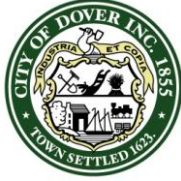
M.Gasses stated that \$48,400 for public service agencies was not a high amount. She stated that even the Portsmouth/Rochester communities received diminished amounts.

D.Ciotti asked about the \$210,000 for the Housing Partnership and questioned the funds for the Triangle Club if they were a loan or a grant.

Rick Jones of CDBG responded both are loans.

Public hearing closed

Motion: T.Clark motioned to accept the block grants as recommended by the Planning Dept. Seconded by L.Skinner. Vote: U/A.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

Rick Jones of the CDBG was on hand to answer any questions.

A resolution will be presented to the City for final approval.

- ~~B. Consideration and acceptance of an amendment to conditions of approval of a previously approved (11/29/11) Site Plan for FW Webb, Assessor's Map II, Lots 40 B, zoned B 4, located at 218 Knox Marsh Road. (P11-56) **Withdrawn**~~

4. NEW BUSINESS

- A. Public Hearing to solicit public input on Dover Land Use regulation changes and areas that may need to be reviewed.

C.Parker stated this is done quarterly asking the citizens of Dover to come forward if they request any additional items to be considered.

Public hearing open. Nobody spoke. Closed public hearing.

- B. Pursuant to NH RSA 674:4 & 675:6, a public hearing on the 2012 Conservation and Open Space Chapter of the Master Plan. The chapter is available for viewing on the City's web site under Current Reports.

C.Parker stated he places L.Skinner's presentation on the 2012 Conservation and Open space presentation.

Open public hearing. Nobody spoke. Closed public hearing

M.Gasses thanked L.Skinner and his committee for their hard work and thorough job on the Conservation and Open Space presentation.

Motion: D.Trefethen recommends adoption of the plan. Seconded by D.Ciotti. Vote: U/A.

C.Parker stated this was adopted and will be sent directly to the State.

- C. Consideration and acceptance of a Site Review of land for the Dover Housing Authority, Assessor's Map 20, Lot 87, zoned RMU, located at 28 Union Street. (New parking lot) ***(P12-05)**

Dana Lynch of CivilWorks, and Otis Perry of the Housing Authority were present. Mr. Lynch gave a presentation of the parking lot and proposal. The plan includes removing the existing home (Lot 20-38), and reconfiguring the parking lot from 13 to 26 spaces. The sidewalks will be reconfigured and there will be an upgrade to the drainage system. He discussed the dumpster pad, and the recycling bin area. The plan also includes an abundance of plantings and street trees on Union Street.

D.Trefethen asked if this is an increase in parking spaces.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

D.Lynch stated it doubles the parking, but only adding an 800 s.f. difference. It will include a handicap parking space and a sidewalk improvement system.

Motion: D.Ciotti motioned to accept the application. Seconded by T.Clark. Vote: U/A.

Public Hearing Open.

Dennis Sullivan, 30 Union Street, an abutter of the property asked about the trees being planned, what will be the boundary between the parking lot and his property. He is also asking about the post and rail fencing which the post and rails goes north/south, he wanted to know if that will remain the same.

C.Parker stated the fence will remain the same and trees will be planted. There will be 6 ft arborvitae, in addition to one maple in the back.

Public Hearing Closed.

C.Parker spoke on the recommendations of the Planning Dept. The Planning staff recommends the approval.

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plan set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall revise the plan to remove references to lot #88 on the cover sheet and in the title block and **sheet S2**.

Conditions to Be Met Prior to Any Land Disturbance:

4. The hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

D.Ciotti asked about the hours of construction Monday-Friday 7am-7pm and Saturday 9am-5pm.

C.Parker will check the ordinance.

Motion: D.Ciotti motioned to approve the application with conditions. Seconded by G.Green. Vote: U/A.

D. Consideration and acceptance of a Site Review of land for The Housing Partnership (Owner: Sidney Robbins Family Trust), Assessor's Map 27, Lot 20, zoned RM-U, located at 1 Dover Street. (42 multi-family units) ***(P12-07)**

Atty. Chris Wyskiel, represents the Housing Partnership. He requested to address both applications (P12-07 and P12-06) at the same time. He introduced John Chagnon of Ambit Engineering; Jack Peduzzi of the Housing Partnership, and Marty Chapman, Director of the Housing Partnership. Mike Lassell, and Kim Eric Hazarvartian from TEEP, LLC to explain the parking.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

C. Wyskiel stated the building will be renamed the Woodbury Mills once completed. He explained the building is vacant and not being productive. He pointed out the 2-story wooden structure which will be razed and replaced with additional parking. He explained it is a 1 1/3 acre building on a 1 acre lot. This building is approved from the National Park Service on the National Historic Register. He submitted an application to the Chair with a 6-page narrative report which warrants its preservation and reuse. He mentioned its previous uses as a shoe factory and it was later used as offices and a warehouse. The 5-story, 42-unit complex will put 83 bedrooms into the building and will include handicap accessibility for each unit type (1 bedroom, and 2 and 3 bedrooms) including elevators in the building. He referred back to the zoning variance, Use variance, and height variance. The roof height will be increased to allow for R-values in the ceiling without disturbing the wooden ceilings. Parking will be maximized, but recreation space will be considered including parks, grass areas, and sidewalks.

Ownership of the site will remain with the Housing Partnership allowing rental and home ownership opportunities. Incomes below 80% of the medium area incomes are normal but the target of the Woodbury Mill will be 60% of the medium area incomes. C.Wyskiel discussed the management of the building would be MB Management Company of Massachusetts, but manages offices in Dover. He stated as far as tax credits, that the property is considered a stand alone property, so funds from other sites cannot be used to run this project. To encourage financing from the private sector – financing will be award by Congress.

John Chagnon of Ambit Engineering, Project Engineering, discussed the plan set for the board. He referred to plan C2. He referred to the wooden structure, ramps and chain link fences which will be removed, leaving the edges open, and redefining with landscaping on two sides of the site. The existing pavement will be removed and will allow for a new parking lot layout with a 60 space plan. He mentioned two entrances on the Dover Street side and the Park street side. Two designated spaces will be assigned for each unit. The chimney will remain as a historic element of the plan.

He mentioned two utility stations one for the gas company and one for Verizon telephone which cannot be moved, and sidewalks will be routed around the utilities. He discussed the waiver request for a porous sidewalk on one side. Additional drainage will be installed to keep water out of the ground floor. He reviewed the lighting plan for the project including 11 building mounted on the front. He showed the building rendering.

T.Clark asked about the snow removal plan. He was advised one was submitted.

G.Green asked about the one way section and the bike rack which prohibits passage.

J.Chagnon stated there is an 8x8 pad for a transformer which cannot be relocated due to code requirements for PSNH. The gas service needs outside meters and the best location is where they are currently.

Kim Eric Hazarvartian with TEEP, LLC reviewed the parking analysis. The analysis looked at two sets of numbers - parking demands and new parking. He referred to Bethesda House in Kennebunk, Maine which is at 2.3 vehicles per unit and in Dover at Bellamy Mill at Mill Street – this proposed parking is a little less than 2 per unit. Peak parking is proposed at 49 vehicles. Coast, FastTrans and Amtrak services are all close by.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

D.Trefethen asked about the reduction of parking spaces.

Marty Chapman responded each unit will be assigned one space per dwelling unit, first come first served.

D.Trefethen asked about the maximum number of vehicles per unit. Mr. Chapman says they don't normally assign additional spaces. The additional 18 spaces are for multi-car tenants or for visitors.

C.Wyskiel spoke on the visitor parking and those spaces will not have painted lines. The snow will be removed to an offsite location. They also discussed bike racks and internal storage of bikes.

K.Schuman asked about the parking direction.

C.Wyskiel stated it will not be head-in parking.

D.Trefethen asked about pavement and storm water management. He asked about any test pourings.

J.Chagnon stated there has been testing – porous pavement will have storage capacity.

K.Schuman asked about water on the roof – there will not be a gutter, it will shed off.

Mike Lassell explained there will be a gutter to protect the sidewalks and direct runoff into a storm water system as well as the snow coming off the roof.

M.Gasses asked about parking on Park Street, snow removal, the 31.5' travel space, and 2-way traffic.

D.White feels they are comfortable with two-way traffic which can be addressed if it becomes an issue.

Motion: G.Green motioned to accept the application for a Site Review. Seconded by T.Clark.
Vote: U/A.

E. Consideration and acceptance of a Conditional Use application for The Housing Partnership (Owner: Sidney Robbins Family Trust), Assessor's Map 27, Lot 20, zoned RM-U, located at 1 Dover Street. (Reduced parking spaces) ***(P12-06)**

The Planning Department recommends the Planning Board accept the application, then table the application so that a site walk can be held.

Motion: K.Schuman motioned to accept the Conditional Use application. Seconded by D.Ciotti. Vote: U/A.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

Public Hearing open

Douglas Amato, 24 Dover Street. Questions the number of parking spaces per unit. He stated per Dover statute, the building would require 120 parking spaces. He referred to the National statistic and the increases in numbers of vehicles etc. He is questioning the demographics suggested to the board. He questioned the easements, and he mentioned a parcel across the street that is for sale which the City could look into to purchase.

Bonnie Raynee, 3-5 Dover Street and has lived there for 11 years. In the past there have been problems on Dover St. with cars overflow parking and she feels the 18 extra spots will not be enough and feels there should be 2 designated spaces per unit. She feels the revitalization is a great plan for the building. She also feels there should be sidewalks down Ham St., Park St., and Dover St. There are no crosswalks, no stop signs, which is still an issue. She asked if pets would be allowed and has concerns about children not playing where they should be.

The response was that Service animals would be allowed. No other pets are allowed.

Beth Kelch, owns 14 Union Street which is a condo unit. She shares the same concerns with parking and traffic. She stated that Park Street is not lined, the edges are not defined, and there are no sidewalks. She states cars encroach on Union Street because the sides are not designated. She also stated people cut through the church lot, which is a concern.

David Choate of Grubb & Ellis Northern New England, and a volunteer for The Housing Partnership since 1983, represented the Robbins Family Trust. He stated Stanley and Robert Robbins could not attend tonight but he speaks on their behalf. He spoke about keeping the project affordable, and some budget restrictions may require waivers.

Doug Amato stated additional concerns about parking, safety issues, extra vehicle traffic, and he is looking for a solution.

C. Wyskiel mentioned the tax credits will be federally mandated for 99 years by law.

M. Gasses asked if student housing would be allowed. Response – This will not be allowed but elderly housing is allowed in the building.

Recess the public hearing.

The intent is to reopen the public hearing on April 24, 2012 at the Regular Planning Board meeting.

C. Parker is going to ask the tax office how many cars per household there are if the city can provide statistics. He stated that this is a perfect opportunity for a site walk, to see parking issues, tree plantings, active recreation, and proximities to the Park Street park. Regarding Ham Street, staff will be speaking with TAC about installing stop signs in the area.

A Site walk is scheduled for Tuesday, April 3, 2012 at 5:30 pm – the public is welcome to attend.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

C.Parker asked about staking the curb cuts on Park Street and the sidewalk where Dover and Park Street merge and asked J.Chagnon to paint this area for the site walk, and stake off where the pass through to the rear lot will be.

Motion: T.Clark motioned to table Items D & E until the April 24, 2012 Planning Board meeting. Seconded by G.Green. Vote: U/A.

F. Consideration and acceptance of a Minor Lot Line Adjustment for Brian D. Short, Assessor's Map 8, Lots 31 & 32, zoned R-20, located at 1 & 3 Wentworth Terrace. ***(P12-08)**

Brian Short gave a brief overview of his application for the Board.

M.Gasses asked about the lot line adjustment. She asked if he would require a variance to subdivide.

B.Short stated he will not add a third lot, and is only keeping two lots. He is just making them about equal in size.

D.Trefethen asked about #3 Wentworth asked about the dirt driveway and that the lot is on both sides of the driveway.

Motion: G.Green motioned to accept the application for a Minor Lot Line Adjustment. Seconded by D.Ciotti. Vote: U/A.

Open public hearing. Nobody spoke. Closed public hearing.

The Planning Department recommends approval of the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P12-08 to the title block.
5. The applicant shall revise the plat to correct the front setback in note #2, based on the recent zoning amendment.
6. The applicant shall revise the plat to remove the Planning Board approval line.

D.Ciotti asked about the right of way.

Motion: G.Green motioned to approve the Minor Lot Line Adjustment with staff conditions. Seconded by D. Ciotti. Vote: U/A.



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

- G. Consideration and acceptance of a Minor Subdivision of land for Rob Brady/Cocheco Waters LLC, Assessor's Map N, Lot 8A, zoned R-40, located at 20 Kings Highway. (1 new lot) ***(P12-09)**

Steve Wood, acting Manager for Cocheco Waters LLC, and co-applicant with Rob Brady, presented to the Board. The proposal is to subdivide the 31.041 acre lot on Kings Highway/Gulf Road into two lots. The existing house currently sits on 2.15 acres. The new lot would be 28.88 acres with ample acreage for zoning and frontage on gulf road.

Access for utility will be provided. A Relocation of Access Easement from the Fish and Game Dept. was required and a copy of the letter has been received. There are no requests for waivers or variances.

M.Gasses stressed her concern about further subdivision.

D.White asked where the septic system is located. The secondary spot for septic, and well is all self contained.

G.Green asked about the building configuration, and a barn on the new lot. There will be no other structure, so the barn will need to be demolished, be moved, or converted into a single family dwelling.

C.Parker discussed moving it, demolishing it, or it could be converted to a single family house. It cannot be used as an accessory structure. As a Condition of approval one of the above must be exercised within 180 days and a letter of credit on file, or the structure needs to be demolished.

D.Ciotti asked about if the only access was the existing Kings Highway access. C.Parker responded yes.

G.Green asked about the size of the barn. The response from Steve Wood was it is a 16 x 28 or 16 x 30.

D.Trefethen recommends a future master plan for this lot.

Motion: T.Clark motioned to accept the application. Seconded by L.Skinner. Vote: 8-1 (opposed: D.Trefethen.)

Open public hearing.

Richard Connelly, 24 Wysteria Drive voiced his concerns that no additional road should be allowed on Wysteria Drive. If it were used for the utility easement and access as a road, he wishes it tabled to confir with his attorney. Kings Highway is an unimproved dirt road. He is concerned about the conditions of the road and if a house were allowed, the house should be approved for safety/emergency vehicles. An easement has been granted by the golf course, so Kings Highway could be moved further to the east to allow a fully proportioned road to be built.

S.Wood stated there is a new access agreement with the country club and a new access point. There is no plan to access Wysteria Drive.

Public hearing closed.

C.Parker stated the Planning Department recommends approval of the subdivision with the following conditions:



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the plat.
4. The applicant shall revise the plat to add the Planning File #P12-09 to the title block.
5. The applicant shall revise the plat to label the smaller lot with the house as lot N-8A and label the larger lot as lot N-8A-1.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
7. The applicant shall revise the plat to remove the Planning Board approval block.
8. The applicant shall submit a surety to cover the cost of demolishing the barn on Lot N8A-1 which shall be removed, demolished or a single family dwelling building permit has been approved within 180 days. If none of those have been accomplished, the surety will be used to demolish the barn.
9. The plat will be revised to terminate Kings Highway where it meets the new Eastern most property line for lot N-8A.

Conditions to Be Met Prior to Issuance of a Building Permit:

10. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.

Regulations stipulate limits on subdividing. In a 5 year period, this is the second time there has been a minor subdivided.

G.Green asked C.Parker to explain the easement from the barn.

C.Parker stated when the conservation lot was carved off, an access easement was issued from the barn to the new access location.

D.Ciotti asked about the new lot, on Kings Highway and where it ends.

C.Parker stated it is not part of Kings Highway.

D.White asked about a building permit.

C.Parker stated that a single family dwelling would be allowed and at the most it could serve two units.

K.Schuman asked about a C.O. or building permit. There is a time limit in pulling it.

Motion: T.Clark motioned to approve the minor subdivision with conditions. Seconded by D.Ciotti. Vote: U/A.

- H. Consideration and acceptance of a Conditional Use application for Prime Circle, LLC, c/o Newland Development LLC, Assessor's Map D, Lot 2-A, zoned B-3, located at Indian Brook Drive, Central Avenue & Webb Place. (Reduced parking spaces) ***(P12-10)**



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

Atty. Malcolm McNeal, Bob Stowell of Tritech Engineering, and Joe Kane of Kane Properties were present.

Atty. McNeal gave a brief overview of the request. 115 spaces are required. 103 is the plan, which is 10% off the requirement. The lot size is 1.78 acres and the proposed use is a permitted use. Parking Studies have been presented to the board. Microtel does not object to the proposal or the site plan.

Bob Stowell spoke. There is an off-peak use in the varied tenants, with Starbucks, the rear medical building, and Microtel hotel. There would be parking in the front and the rear of the building.

L.Skinner asked about parking requirements for customers and employees. The Code breaks it out.

B.Stowell said future tenant leases would state employee parking must be out back. It can not be enforced for current tenants.

C.Parker asked to explain the type of restaurant it is.

Joe Kane stated it's a quick lunch type business. It's a counter service type. All future leases will require rear parking for tenants. Microtel welcomes the business.

K.Schuman asked about the rear sidewalk connection from Microtel to Starbucks. He is concerned about safety issues and lack of a sidewalk.

T.Clark asked about outside tables. C.Parker stated outdoor seating is not counted as a parking requirement.

D.Ciotti asked about available retail/office space.

D.Trefethen asked about parking and stated that the parking problem is solved if there is no parking available, the customers will move on to another food establishment.

Motion: T.Clark motioned to accept the application. Seconded by D.Trefethen. Vote: U/A.

Open public hearing. Nobody spoke. Public hearing closed.

The Planning Department recommends the Planning Board approve the Conditional Use Permit application with the following condition:

1. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.

D.Ciotti states though it meets the legal requirements, parking will be an issue when another tenant comes in as the board has created its own problem.

M.Gasses feels the tenant has done its business decision which states it allows enough parking for their needs.

Ciotti would like to see a letter drawn up for shared parking in the agreement for conditional approval.

Motion: D.Ciotti motioned to approve the Conditional Use application. Seconded by L.Skinner. Vote U/A.

STAFF COMMENTS



**CITY OF
DOVER**

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room 306 – McConnell Center
Meeting Date: **Tuesday, March 27, 2012**
Meeting Time: **7:00 pm**

- The concept Thornwood village – new approval needed for the Master Plan, and Site Plan.
- Steve Bird was thanked for his hard work on the Conservation Master Plan
- April 10, 2012 is a Planning Board workshop which will include board orientation. The Zoning Board, and Transportation Advisory Commission will be invited.
- John Scruton will be here to talk about shoulders and drainage.
- Lee Skinner, Bill Hunt, and members of the Conservation Committee were all thanked for their hard work on the Conservation Committee.

4. COMMITTEE REPORTS:

- K.Schuman spoke about the Master Plan Visioning which just completed their first round. There will be a second round, then a wrap up with the City Wide Conversations, and Neighborhood Meetings. The consultants reports should be ready in June. On April 10, 12, and 16, 2012 the Neighborhood meetings will be held to develop implementation strategies. More info is located on the Dover2023 website at www.dover2023.com. The online survey is still available on the website. A special thank you to the facilitators who came out to all the meetings.
- D.Ciotti, G.Green, and M.Gasses are working on the Industry and Commerce Site Regs., Zoning maps, and input informally from DBIDA and businesses. The next meeting is Monday, April 2, 2012 at 8:30 am in the Second Floor Conference Room.

ADJOURNMENT

Motion: L.Skinner motioned to adjourn at 10:10 pm. Seconded by G.Green. Vote: U/A.