



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Media Access Center – Room #306 – McConnell Center
Meeting Date: **Tuesday, May 8, 2012**
Meeting Time: **7:00 pm**

Members Present: Marcia Gasses (Chair), Frank Torr (Vice Chair), Lee Skinner, Tom Clark, Gary Green, Dave White, Kirt Schuman, Dexter Tarbox (Alternate)

Members Not Present: Dean Trefethen; Mayor, Jake Forget (Alternate), Dennis Ciotti

Staff Present: Christopher Parker (Planning Director)

Others Present: Dean Peschel (Environmental Consultant), Bill Hunt (Chair – Conservation Commission)

The Chair called the meeting to order at 7:03 pm.

1. ISSUES FACING GREAT BAY

Dean Peschel reviewed issues facing Great Bay. Main issue is the nitrogen loading as a contaminant adversely impacts the estuary resources. D.Peschel reviewed the proposed EPA limits on nitrogen (3mg/l) and the Great Bay Coalition's Adaptive Management Proposal (8mg/l). Discussed that the coalition will be reviewing and developing storm water management regulations, which the Planning Board will be asked to review and adopt.

D.Peschel confirmed for T.Clark that the current nitrogen level is 23mg/l, and reviewed the history of the nitrogen debate. Furthermore, he clarified the extent of the estuary and the region considered under proposals.

C.Parker commented on the unintended consequences of the requirements, including promotion of septic systems and rate increases.

D.Peschel explained the coalition's efforts at outreach and education for G.Green.

D. Peschel also explained for L. Skinner that graphs and charts do exist documenting the correlation between nitrogen and eelgrass. He also explained that while 70% of the non-point source pollution comes from rain fall, only 6% of that is direct rain onto Great Bay.

D.Peschel explained for K.Shuman that it would cost \$30,000 per acre to create retrofits for pervious areas. An example would be a gravel wetlands, such as being constructed for the Berry Brook project off Page Avenue. He also confirmed for T.Clark that there are ways to mitigate sanitary sewer nitrogen levels through green technologies when a project is being constructed.

D.Peschel explained for B. Hunt that each state is regulated separately, but there is synergy between Maine and New Hampshire, so regulators are aware of what other states have for limits.

D.Peschel explained for L. Skinner that the coalition is comprised of Dover, Portsmouth, Exeter, Newmarket and Rochester. Newmarket is the only non MS4 community. Finally D.Peschel discussed the threshold levels reviewed and calculated for nitrogen in the water.

2. THE PLANNING BOARD AND THE CAPITAL IMPROVEMENT'S PROGRAM

C.Parker reviewed the CIP Process, including references to the City Charter, State Statutes, Administrative Regulations, and the City's Financial Policies:



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- Charter Section C6-9
 - Requires City Manager submit an annual CIP
- RSA 674:5 – 9
 - Describes in vague terms the establishment of a CIP and preparation.

T.Clark verified that he believes the Board's role is to review the programming aspects, and not the financial aspects of the CIP.

K.Shcuman clarified that he sees the Board looking at the timing of projects and believes the Board should review the relationships and priorities of projects above all other factors.

G.Green believes that the Board needs to consider costs as outlined in RSA 674:1. Discussion ensued relative to the preparation of a Master Plan and the preparation of a Capital Improvement's Plan.

L.Skinner believes the Board should take a high level review and focus on overall planning and ensure the Master Plan is being followed, and let the Department Heads, City Manager and Council focus on financing.

F. Torr agreed that the Board should focus on the planning elements, and not finances.

M.Gasses asked for consensus. Majority of the Board felt that L.Skinner was correct that the Board should focus its review on prioritizing the program elements in relationship with the Master Plan and not the finances.

C.Parker said he'd review RSA 674:1 and report back to the Board.

3. STAFF COMMENTS

C.Parker discussed neighborhood meeting with Columbus Ave residents, and updated the Board on Land Use Regulation amendments.

K.Shuman suggested the Board review parking requirements in the downtown. Discussion ensued regarding parking restrictions in winter, and looking at payment in lieu of parking options.

4. ADJOURNMENT

Motion: L.Skinner motioned to adjourn the meeting at 8:45 pm. K.Schuman seconded. Vote: U/A.