At 6:32 p.m., Chair Carol Lisbon called the meeting to order with members David W. Heinlein and Joseph M. Melican present. Also present were David W. Ramsay, Town Administrator, and Greer Pugatch, Administrative Assistant.

ATTENDANCE: Dave Stapleton, Warrant Committee
PRESS: Sean McGee, D-S Press

Appointments
Mr. Heinlein moved to appoint Tobe Deutschmann as an associate member to the Zoning Board of Appeals for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein thanked Mr. Deutschmann for his ongoing service to the Town.

Mrs. Lisbon moved to appoint Nancy Storey to the Board of Registrars for a period of three years effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein moved to appoint Jack Walsh, George Doherty, Marisa Fisch and Tom Britt to the Caryl Management Advisory Committee for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein moved to appoint Alice Baranick and Jack Walsh to the Council on Aging for a period of three years effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein remarked that Dover’s citizens owe a debt of gratitude to Bob Connors, who is stepping down from the Council on Aging this year, for his fantastic service since 1996.

Mrs. Lisbon moved to appoint Beth Benjamin to the Dover Cultural Council for a period of three years effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mrs. Lisbon thanked Betsy Breziner for her 2-term service on that committee.

Mr. Heinlein moved to appoint Rich Forte, Mark Barnes and Rick Henken to the Dover Housing Partnership for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein urged citizens to consider serving on the Dover Housing Partnership, which is expected to become active dealing with affordable housing issues in the near future.

Mr. Heinlein moved to appoint George Giunta as Groundwater Bylaw Enforcement Agent for a period of one year effective July 1, 2008, seconded by Mrs. Lisbon; it was unanimously voted.
Mrs. Lisbon moved to appoint Jane Brace, Beedee Ladd, Amey Moot, Catherine White, Boynton Glidden and Justine Kent-Uritam to the Open Space Committee for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mrs. Lisbon moved to appoint Fran Aikman to the Recycling Committee for a period of three years effective July 1, 2008, seconded by Mr. Heinlein; it was unanimously voted.

Mrs. Lisbon moved to appoint Elaine Yoke as Dog Officer for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mrs. Lisbon moved to appoint Dick Malcom as Surveyor of Lumber for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mrs. Lisbon moved to appoint Laurence Eaton, Jr. as Town Sexton for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mrs. Lisbon commented that there are still vacancies on several committees, including the Open Space, Town Report and Dover Community Center Building Committees. Interested citizens should contact the Selectmen or their office at (508) 785-0032 ext. 221 for further information.

**Energy Issues**

At the direction of the Board, Mr. Ramsay and Superintendent of Building Maintenance Karl Warnick have compiled information regarding projected heating oil usage in all Town buildings in FY09 as well as energy saving measures taken to date at these locations.

Using the FY08 total oil usage figure (32,229 gallons) and the Warrant Committee’s budget guideline of $2.85/gallon for FY09, Mr. Ramsay estimated a cost of $92,000 for heating oil in FY09 at this rate. He cautioned that if oil prices climb to $4.00/gallon, this would result in a shortfall of approximately $37,000. He told Mr. Melican that no savings were realized in FY08 from the installation of new boilers at the Town Garage and Protective Agencies.

Mrs. Lisbon said that the Board will continue to monitor usage during the heating season, and asked that Town employees treat temperature levels in Town buildings as they would in their homes.

The Board reviewed the list of energy efficiency efforts taken since 2002, which included activities such as switching to energy efficient light bulbs, and installing timers, temperature controls, new air conditioning compressors, window blinds, etc. New storm windows for the library to conserve energy will be requested through the FY10 capital budget process. Mrs. Lisbon said this is a comprehensive list and thanked Mr. Warnick for his efforts.

**Warrant Article Close-Outs**

As an annual housekeeping item, the Board reviewed a list of outstanding articles provided by the Town Accountant to determine if there is further use for these funds. If not, the articles will be closed out and the monies returned to Free Cash.
Mr. Heinlein moved to close out Annual Town Meeting FY06 Article 20 [Chickering School litigation], FY08 Article 7.A [Town House copier] and FY08 Article 5.7C [Library exterior trim], seconded by Mr. Melican; it was unanimously voted.

**State Primary Election Warrant**

Mrs. Lisbon announced that the Town House will be open from 7:00 a.m. to 8:00 p.m. for the state primary election on September 16, 2008.

Mr. Heinlein moved to execute the warrant for the state primary election on September 16, 2008, seconded by Mr. Melican; it was unanimously voted.

**Other Business:**

**Prior Notice – Building Maintenance**

Mr. Ramsay reminded the Board that when the original low bidder’s price for the replacement of the Town House exterior doors came in higher than the article monies appropriated, a Prior Notice to cover that difference was approved by the Selectmen. Subsequently, the low bidder was found to be not responsive and therefore disqualified. Therefore, Mr. Ramsay asked the Board to approve a second Prior Notice to cover the difference in price between the first (rejected) low bidder and the second low bidder, who has since been awarded the project. Mr. Ramsay hopes that this extra expense can be absorbed through the Building Maintenance budget.

Mr. Heinlein moved to approve the Prior Notice for the Building Maintenance Department in the amount of $8,280, seconded by Mr. Melican; it was unanimously voted.

**Approve June 26, July 10 & 22, 2008 Meeting Minutes**

Mr. Heinlein moved to approve the June 26, 2008 minutes as submitted, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein moved to approve the minutes of July 10, 2008 as submitted, seconded by Mr. Melican; it was unanimously voted.

Mr. Heinlein moved to approve the minutes of July 22, 2008 as submitted, seconded by Mr. Melican; it was unanimously voted.

**Citizens’ Comments**

Mr. Heinlein reported that the Dover Housing Partnership (DHP) met last night to discuss an issue related to the resale of one of the affordable housing units at County Court. He said that an eligible purchaser has been identified; however, as the full market values of housing have risen across the state, so have the prices of affordable HOP units, making it very difficult for income eligible buyers to obtain mortgages that they can afford. In order to retain the HOP unit as affordable housing stock, the Department of Housing and Community Development (DHCD) agreed to contribute $18,000 to reduce the principal being mortgaged if the Town matched that contribution. The Partnership voted to approve $18,000 to match DHCD using monies appropriated at the last two town meetings for this purpose.

Mr. Heinlein added that a universal deed rider will replace the original HOP deed rider for this unit as well as any future resales for which the state and Town supplement the buyer’s down payments. The new deed rider uses a different method for calculating resale price which will make these units affordable in perpetuity. It will also cure the issue of renting
affordable units by stipulating that they must be owner-occupied. Mr. Heinlein thanked the members of the DHP for their assistance in ensuring that Dover maintains its affordable housing stock.

Adjournment
At 6:53 p.m., Mr. Heinlein moved to adjourn the meeting, seconded by Mr. Melican; it was unanimously voted.

DOVER BOARD OF SELECTMEN

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David W. Heinlein, Clerk