

**Waterfront Development Advisory Committee
Meeting Minutes
March 21, 2006**

- Member Present:** Frank Torr, Art Corte, Norm Fracassa, Joyce El Kouarti, Wendy Scribner, Dean Trefethen, Pete Hamblett, Jack Mettee, Earle Goodwin
- Absent:** Dana Lynch, Steve Brewer
- Others:** Barry Abramson, Jack Buckley, Beth Thompson, Steve Stancel, Steve Bird, Mike Joyal, Scott Myers

The meeting was called to order at 5:00 pm

Item #1 Approval of the Minutes of March 13, 2006

Frank Torr made the motion to approve the minutes of March 13, 2006
Earle Goodwin seconded the motion
Vote **U/A**

Jack Mettee announced that he has been appointed as Vice Chairman for the Committee by the Dover Housing Authority.

Art Corte made the motion to draft a resolution thanking Dana Lynch for his work over the years on behalf of the Committee and Dover regarding developing the waterfront.
Earle Goodwin seconded the motion.
Vote **U/A**

Item #2 Review of Responses to RFP and Strategy for Moving Forward

Jack Mettee hoped that everyone had a chance to look at the proposal from Dickinson. This meeting is a starting point for everyone to discuss their questions and concerns as well as the opportunities this proposal presents.

Barry Abramson said that this is very much a starting point. We don't really know what we have until we get the developer in to discuss it. This meeting is the opportunity to see what the questions, issues, and concerns are, find out what could be done better. We need to figure out these things to get to a critical point then we find out what we have and decide if we like it.

Jack Buckley felt it contained a lot of the elements that we wanted but he is not sure they are in the right percentages. He said that Dickinson Development said they would be flexible and work with the committee.

Earle Goodwin didn't see a seawall. Frank Torr noted that they did not indicate whether they would retain the existing seawall but they did show rip-rap.

Mr. Goodwin would also like to get more detail on the environmental issues. He was informed that this item was probably part of future negotiations.

Norm Fracassa didn't think the proposal was vibrant enough. There was not enough information to digest but this information will likely be forthcoming when we meet with them.

Pete Hamblett views this as a starting point. We need to hear from them in person. They also need to see how we react to their proposals. We must talk it through together.

Wendy Scribner was disappointed that the residential was separated from the commercial/retail space. She had hoped they'd be better integrated with living space above the commercial space. As presented it is not friendly or inviting.

Mayor Scott Myers said it all goes back to what Barry Abramson said, that this is a starting point. It gives us time to negotiate. Dickinson gave us a proposal that is very bankable. He'd like to further discuss the flow of the project and how you get people through the site. He would like to discuss public access along the waterfront. The marina and water access far exceeded his expectations. He also liked the fairly accelerated, aggressive time frame. All in all he is very encouraged.

Art Corte questioned whether the numbers of slips shown were achievable. His overall view was that it lacked imagination and that it was boring to pedestrians.

Frank Torr said the mixed uses shown were not what he envisioned. He wondered why the parking was shown along the riverfront and not on the other side of the buildings. He also didn't like the transition between the various uses of the site. He also wondered why a hotel was situated next to the pump station. He'd also like to see them dress up the areas they are not going to be using.

Wendy Scribner also questioned the number of residential units shown and if this was because this was what made the project work. Steve Stancel said that he doesn't think that 154 units are too much. As a planner he feels that the mix of square footage among the uses is reasonable. This plan is a starting point and the final location of all uses may not be where they are depicted today. The slips, for example, may be unreasonable where they are today but there is room further down the river for them.

Barry Abramson noted that retail and office uses are subsidized by the residential uses. The committee has to decide to what extent they feel it is viable. There are reasons they did it this way but there may be ways to adjust the plan and make it feel the way the committee wants.

Joyce El Kouarti would like to see more mixing of uses such as the office and commercial on lower levels and residential above.

Dean Trefethen wants to know of Dickinson what they envision the lot lines to look like. For example, would the hotel be on its own lot.

Norm Fracassa relayed the impression of a Dover resident who emailed him. The resident felt that this looked like a glorified office park and very private residential neighborhood. As such they would not feel welcome walking through it. It would be desirable that the end result be very public and vibrant and not resemble a gated community.

Joyce El Kouarti thought some of the architectural features were fabulous. She felt that the best spaces on the site were left open to the public. She particularly liked that the bluff was not developed.

Earle Goodwin is opposed to a full scale marina. Norm Fracassa wanted to know to what extent the general public would be allowed near or on the docks.

Jack Mettee thanked everyone for their comments. They were sincere and thoughtful. The committee needs to keep moving forward to achieve a positive resolution. He summarized what he understood from the conversation. We need better understanding of the financial component, the open space, and the location of the various uses, as well as some very detailed items.

Regarding the financial component of the submission, Barry Abramson, Pete Hamblett, Mike Joyal, and Finance Director Jeff Harrington can review the confidential financial material submitted to the DHA attorney and provide background to the committee.

Joyce El Kouarti made the motion to adjourn.
Frank Torr seconded the motion.
Vote U/A

The meeting was adjourned at 5:50 pm