

**Waterfront Development Advisory  
Committee Meeting Minutes  
City Hall Council Conference Room  
July 26, 2006**

**Member Present:** Jack Mettee, Norm Fracassa, Joyce El Kouarti, Wendy Scribner, Dean Trefethen, Earle Goodwin, Art Corte, Brian Gottlob, Jim Schulte, Frank Torr, Pete Hamblett, Dave Bamford

**Absent:** Steve Brewer

**Others:** Jack Buckley, Beth Thompson, Steve Stancel, Mike Joyal, Scott Myers

**1) Call to Order**

The meeting was called to order at 4:30 pm

**2) Approval of Minutes of June 1, 2006**

Joyce El Kouarti made the motion to approve the minutes of June 1, 2006.

Wendy Scribner seconded the motion.

Vote **U/A**

**3) Changes to Agenda**

Earle Goodwin asked for the opportunity to present a report about the appraisals. Jack Mettee said that it could be brought up under New Business.

**4) Old Business**

**a) Update from Planning Staff**

Steve Stancel presented an overview of several items related to the redevelopment of the waterfront parcel.

The Maglaras Park Master Plan was discussed and the recommendations, phasing, and estimated costs were presented. Total cost for all recommendations is \$6.9 million. The Plan will be presented to the Planning Board who will accept it as part of the Recreation Master Plan. It will be presented to the City Council and the general public as well.

The Washington Street Bridge is waiting for a letter from the NH DOT which will allow the final design to move forward. If all goes well, construction could begin in the spring of 2007 with completion within 18 months. The City has approved its 20% match based on earlier designs and cost estimates. They will need to increase that amount due to revised cost estimates based on the new design.

There has been money allocated to remove the pedestrian bridge to the land but no money for relocating it. This is because the final location has not been determined.

The Rizzo traffic study recommendations have begun to be implemented. Steve Stancel reviewed what those recommendations are and what has been started and time frames for future changes.

It was mentioned that an upgrade to the bridge on Oak Street will be critical to reducing traffic congestion in the downtown as it will facilitate truck traffic coming from the Maine direction.

The parking garage study was discussed. The various locations that have been proposed were shown and discussed. The City has allocated \$75,000 for a study to give specific recommendations. The Rizzo study said that a parking garage in proximity to the waterfront the two mill buildings would alleviate traffic concerns for the downtown retailers and their customers. However, the Rizzo study felt that a deck was still needed in the Orchard Street lot. The committee would like to send out an RFP in early fall with results in early spring. The City anticipates putting money in the CIP for the design and build of the garage but these amounts would be on an assumption basis.

Dredging of the Cochecho River is expected to be completed at the end of the 2006/2007 dredge window. After a delay in funding, the money is now in place to move forward.

Earle Goodwin gave a report on the pump station odor remediation efforts. The odor problem is a concern of Dickinson Development. There is \$850,000 allocated in the CIP covering FY 2006 and 2008 for efforts that will greatly reduce if not correct the problem.

Jack Mettee discussed the Core Negotiating Committee's meeting with the Chamber of Commerce Board of Directors. Attending the meeting from were Jack Mettee, Jack Buckley, and Mike Joyal. The Chamber Board had concerns whether the vision for the waterfront was being met. The results of the meeting were very positive. Jack Buckley said that the Chamber had received regular updates in the past as Dana Lynch was involved in both the Chamber and CWDAC and he was able to interface with the Chamber. Jack Buckley can keep the Chamber updated through his involvement with the intergovernmental committee.

Jim Schulte made the motion to go into non-public session to discuss the Acquisition, Sale or Lease of Property as per RSA 91-A:3 (d).

Pete Hamblett seconded the motion.

Vote **U/A** by roll call vote.

Wendy Scribner made the motion to approve the minutes of the non-public session of June 1, 2006.

Frank Torr seconded the motion.

Vote **U/A**

Frank Torr made the motion to release the minutes of the non-public session of June 1, 2006 to the public and to send a copy to the media.

Jim Schulte seconded the motion.

Vote U/A

The discussion was related to Dickinson's response to Committee Key Discussion Points including Dickinson's reasons for focusing on the main development parcel and not the areas outside of it such as the wetlands and the bluff.

Other discussion points:

- Dickinson has done outreach with abutters.
- Extension of the road not only through the subject parcel and Maglaras Park
- The location of a hotel is still under discussion. Dickinson is amenable to a number of possible locations for a hotel, even off site in the near proximity to the site.
- Committee needs more information on the financing of the development

Pete Hamblett made the motion that the core committee continues the negotiation process to flush out the discussion points, work on the open space issues, and to get a positive, professional assessment of the Dickinson financials and to then go back to the full committee for its approval.

Dave Bamford seconded the motion.  
Vote: 10-2

Opposed Art Corte, Joyce El Kouarti.

Dean Trefethen made the motion to recess the meeting.  
Joyce El Kouarti seconded the motion.  
Vote U/A

The meeting ended at 7:05 pm and will resume on Monday, July 31, 2006 at 5:30 pm.