



CITY OF DOVER

## COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Thursday, September 21, 2006**  
Meeting Time: **5:30 pm**

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

**Absent:** Steve Brewer, Brian Gottlob Dave Bamford, Pete Hamblett

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

### 1. Call to Order

The meeting was called to order at 5:40 am.

### 2. Approval of Minutes of August 23, 2006 meeting

Jim Schulte made the motion to approve the minutes of August 23, 2006 with the recommended changes.

Art Corte seconded the motion.

Vote **U/A**

### 3. Changes to Agenda

There were no changes to be made.

### 4. Old Business

A) Pump station odor issue—Earle Goodwin

Earle Goodwin had no report for this meeting. He expects to have an update for the next meeting.

### 5. Committee Reports

A) Core Committee Report on Revised Dickinson Plan

Jack Mettee informed the committee that the core subcommittee had met with Dickinson Development where its revised plan was presented. He feels that the revised plan has taken into account committee comments about Dickinson's original plan. There were two critical changes: 1. a larger area for the public park and 2. the development looks more consistent with a downtown development instead of a gated community.

### 6. New Business\*

Discussion of Preliminary Designation Document

Norm Fracassa made the motion to go into non-public session as per RSA 91-A:3 (d) Acquisition, Sale or Lease of Property to discuss negotiations on the waterfront parcel.

Art Corte seconded the motion.

Vote U/A by roll call vote

#### a. Report of Core Committee

Jack Mettee discussed the core subcommittee's issues relative to the latest development proposal and how this subcommittee will work with the full committee in the future. The core group met prior to this meeting to discuss a document designating preliminary developer designation to Dickinson Development. Once this has been finalized, the next step would be to prepare a Letter of Intent.



CITY OF DOVER

## COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Thursday, September 21, 2006**  
Meeting Time: **5:30 pm**

The attorney representing Dickinson Development attended the core committee meeting to present Dickinson's recommended changes to the preliminary designation letter. The committee recommended that Barry Abramson and Jack Mettee speak with Mark Dickinson directly to address these changes.

### **b. Presentation of Revised Waterfront Plan**

Norm Fracassa presented an overview of the Dickinson changes to its site plan. He noted that this plan came spontaneously from Dickinson. The plan provided for the following:

- a boulevard through the site
- parallel parking which give the site an urban feel
- more green space along the river
- a location for excursion boats and transient slips
- one parking space per residential unit is shown below the residential units themselves with the other required parking space outside in surface lots.
- a restaurant near the proposed vehicular bridge

The marina has been eliminated. Phase I of the project would have 2 retail buildings, the restaurant, and one residential unit.

Jack Mettee noted that the square footage of the various uses would remain the same as what was shown in Dickinson's previous plan and that the rate of return could be about the same as the previously submitted plan.

Jack Buckley mentioned that the Dickinson Development team has been talking with other nearby landowners about the possibility of locating a hotel. A hotel is still possible on waterfront development site.

A lengthy discussion followed the presentation of the plan. Most comments were supportive of the new proposed plan. There was some discussion about adding a curve to the boulevard to join with the point, but this might reduce the open space. There was also some discussion about the location of the restaurant and its potential impact on open space and waterfront access.

In general there was a sense of the committee that the revised plan was more consistent with the Committee's expectation for the waterfront design.

Jack Mettee would like to respond back to Dickinson Development relative to the committee's take on the revised plan. He would ask Dickinson to:

- reconsider the restaurant location
- make sure the connection to Henry Law Park is very obvious
- reconsider placing a hotel next to the sewer pump station
- devise a clear policy relative to the public/private aspects along the river.



CITY OF DOVER

## COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Thursday, September 21, 2006**  
Meeting Time: **5:30 pm**

### c. Discussion of Letter of Intent

The Committee discussed the proposed letter of intent. Norm Fracassa thought the letter granting preliminary developer designation to Dickinson was a good letter and that the process needs to move forward. The Committee agreed.

Jack Mettee will let Barry Abramson know that the committee is in favor of the letter and also the intent of the site plan revision. Jack Mettee said the next step is to formalize the designation letter and submit to Dickinson Development.

Joyce El Kouarti made the motion to suppress the minutes of the non-public session.  
Dean Trefethen seconded the motion.  
Vote U/A by roll call vote.

Joyce El Kouarti made the motion to come out of non-public session.  
Dean Trefethen seconded the motion.  
Vote U/A

There was discussion about having a regular meeting day and time established so that the committee can plan on it in the calendars. The third Monday of the month was agreed upon.

The next meeting would be set for Monday, October 16, 2006 at 5:30 pm.

### 7. Adjournment

Joyce El Kouarti made the motion to adjourn.  
Norm Fracassa seconded the motion.  
Vote **U/A**

The meeting was adjourned at 6:35 pm