

CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Renaissance Room, Dover Middle School – 16 Daley Drive, Dover, NH 03820
Meeting Date: **Thursday, October 5, 2006**
Meeting Time: **7:00 pm**

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

Absent: Steve Brewer, Brian Gottlob

Others: Jack Buckley, Scott Myers, Steve Stancel, Beth Thompson, Chris Wyskiel, Mark Dickinson, John Shesky, Gary Gardner, Ed Shaw

1. CALL TO ORDER

The Meeting was called to order at 7:10 pm

2. UPDATE ON RFP EVALUATION PROCESS

Jack Mettee reviewed for the audience the history of the CWDAC and their structure under the Dover Housing Authority (DHA). The vision statement, as well as the Request for Qualifications (RFQ) and the subsequent Request for Proposals (RFP) process was discussed.

An overview of the Committee's concerns was addressed. Those were the public open space and its uses; the private, gated community feel of the original proposal; and the way the project would integrate with the downtown particularly as it related to both pedestrian and vehicular traffic.

Jack Mettee also explained that this meeting was not a public hearing but an actual committee meeting. This would be the first time that the full committee would see the new proposal in its entirety.

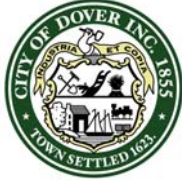
3. REVISED CONCEPT PRESENTATION BY DICKINSON

Mark Dickinson addressed the Committee. He hoped that this newest plan would be responsive to the comments from the committee. He also wants the plan to be cohesive with the rest of Dover.

There was an attempt on their part to extend the vibrancy of Dover to the other side of the river. With a higher residential numbers, they created a different product than was originally presented.

This project would extend the waterfront park, create construction plus permanent jobs, and add at least \$1,000,000 in tax revenue when complete.

The various elements of the project were discussed including the excursion boat landing, the 40,000 sf of retail, the 5,000 sf restaurant, and up to 184 residential units.



CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Renaissance Room, Dover Middle School – 16 Daley Drive, Dover, NH 03820
Meeting Date:	Thursday, October 5, 2006
Meeting Time:	7:00 pm

The current proposal was designed in terms of what makes sense for Dover and the site. The residential uses will support the retail uses. The first design cue was to design it in reference to the city street system. Secondly, they created a park system that relates to the river.

Dickinson further designed the project in terms of what makes sense for the various areas of the property. For example, retail thrives on traffic. That is the reason they placed the retail components in close proximity to the bridge giving it a strong connection back to the downtown. They have also placed a restaurant at the end of the bridge, giving it exposure.

The residential elements of the project will aid in supporting the retail. The residential units are intended to be 4 stories with architecture that mimics the day of the mills with vitality and the use of color and texture. There will be a boulevard between the residential buildings. From the front of the buildings, which would face the boulevard, to the water there is a distance of approximately 170'. The boulevard is intended to be a 40' park with trees in the middle, connecting Henry Law Park through the project and over to the NH Fish and Game Land past Maglaras Park.

The phasing of the project was discussed. This is proposed to be a three phase project done over five to seven years.

The Dickinson team indicated that they have completed a market study to assist them in planning the site.

If things move forward, we can anticipate the first shovel going in the ground in about a year and a half.

After comments from the committee, the public that were present asked questions and commented on the proposal.

4. REVIEW UPCOMING MEETING SCHEDULE/ACTIVITIES

This was not discussed.

5. ADJOURN

Dean Trefethen made the motion to adjourn.
Frank Torr seconded the motion.
Vote **U/A**

The meeting was adjourned at 8:40 pm.