

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: Wednesday, December 20, 2006
Meeting Time: 5:30PM

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

Absent: Steve Brewer, Brian Gottlob

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

1. Call to Order

The meeting was called to order at 5:40 pm

Prior to moving ahead with the agenda, Jack Mettee gave the audience a few minutes for a public forum.

Dana Lynch has been following the process with great interest and compliments the full committee as well as the design subcommittee. He has been through this process of attempting to redevelop this site several times before and reminded everyone that through it all the vision has remained consistent. There will be conditions beyond anyone's control such as the market, which will call for minor revisions, but the big picture is still the same.

Ed Bleiler has a copy of a report from GZA that gives a very devastating picture of the environmental condition of the site. He would like assurances from Dickinson Development that they will clean up the site. The report he has read indicates the cost of remediation is enormous.

2. Approval of Minutes -

A. November 2, 2006

Frank Torr made the motion to approve the minutes of November 2, 2006.

Joyce El Kouarti seconded the motion.

Vote **U/A**

B. November 9, 2006

Frank Torr made the motion to approve the minutes of November 9, 2006.

Pete Hamblett seconded the motion.

Joyce El Kouarti commented that she would like to see all the public comments from the public hearing.

Joyce El Kouarti made the motion to table the approval of the minutes of November 9, 2006 until those comments are included.

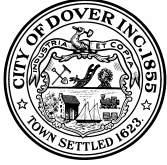
Dave Bamford seconded the motion.

Vote **U/A**

3. Changes to Agenda

A change to the agenda was to give the public time to speak at the beginning of the meeting.

Frank Torr wanted to discuss the issue of the police storage on the site, getting other political leaders involved, the unclaimed land on the site, the status of the bluffs, and to reaffirm the public input.



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Earle Goodwin wanted to discuss Tom Fargo's contention about encroachment of this site with Maglaras Park.

4. Correspondence

There was no correspondence.

5. Old Business

A. Pump station odor issue—Earle Goodwin

There were four respondents to the RFP that were interviewed. Wright-Pierce was the firm that was selected to do the consulting. There will be a January 3, 2007 Council Workshop on this issue. It will also come up for a vote to include funds in the CIP on January 17, 2007 with the public hearing on January 10, 2007.

B. Update on other waterfront related projects – Steve Stancel

The Louis-Berger plans for the Washington Street Bridge are about 30% complete. The price has increased to \$3.3 million due to the increased detail provided. The City is responsible for 20% of that cost and will need an additional \$139,800. This money is in the CIP's Transportation Revenue Fund. The final bridge design is expected in late March, early April 2007. Bidding would then go out in May with construction beginning August/September 2007 with completion of the bridge in September/October 2008.

The City has allocated \$75,000 for a parking garage study. There were five responses to the RFP. LMG and Walker were selected to be interviewed. Those interviews will take place January 3, 2007 and the finalist will be approved by City Council on January 10, 2007 with the study completed in July 2007. There has been \$500,000 placed in the CIP to begin the engineering of the garage. These funds will be voted on in January.

River dredging is proceeding smoothly. The blasting is almost complete. It is expected that the full dredge will be completed by the cut-off date of March 15.

C. Appraisal Status

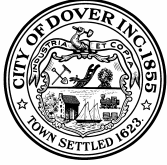
The consultant Barry Abramson put out an RFP to hire an appraiser as the task of appraising this parcel requires a specialized appraiser. Of the four appraisers contacted, three responded and Harvey Cohen was selected. The appraisal is currently underway. It will be a two-phase appraisal. The first phase, which is due in mid-January, would include taking a look at the pro forma and researching comps. The final analysis would take an additional 30 days to complete.

D. Public Outreach-Chamber meeting

The Chamber Executive Committee was updated on the redevelopment project. The meeting was very fruitful. They did decide to reserve judgment and not take a formal stand until after this meeting.

E. Term Sheet Status

Jim Schulte described what a term sheet is to the committee. It is intended to impose terms on the design and development process. It is committed to by both parties and will lead to final Land Development Agreement



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He noted that in addition to himself both City Attorney Allan Krans and the DHA attorney Paul Pike have been giving input to Barry Abramson as he drafts the document.

Attorney Schulte went over the various sections of a term sheet and what types of items would be included in it.

Art Corte would like to wait to sign a term sheet until the public is enthused about the design since the present proposal is not great.

Jack Mettee said that there is a long way to go until there is an end point. A term sheet is a way to ensure that an end point is reached. He agrees that there is some work to go before the committee approves the final design of the site. At this point, there is limited information available to the developer. He would have a lot of work to do before getting to a final concept plan. There are still a lot of measured procedures to go through before we get there.

Jim Schulte stated that if the committee intends to have continuing discussions with the developer, then the committee needs to give some assurances to him. The term sheet is a commitment, a commitment to negotiate.

Joyce El Kouarti shared Art Corte's concerns. She also felt that the committee has to firm up the design and get people enthusiastic before signing a term sheet.

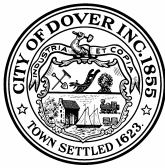
Dean Trefethen said that several things should occur at the same time. The committee needs to continue developing the term sheet and work on the design of the park. He said that the intent is to satisfy multiple universes at the same time. In the end not everyone may be happy with the development.

Joyce El Kouarti felt the developer would be more motivated if there is no term sheet.

Mark Dickinson disagreed. He stated that he has spent an enormous amount of money to get to this point and there is more to spend. It is correct that there is a paucity of information out there. More information is necessary to enable them to move forward. He used a property and topographical survey as examples of information that is needed. He assured everyone that while not everyone will love what happens on the site, it will be high quality and Dover will be proud of it.

Jack Mettee stressed that a course of action has been laid out. The CWDAC has selected a preferred developer to the best of its ability. Some degree of trust is needed. No one can expect Dickinson to go into significant design mode without the assurance that Dover is serious about working with the developer.

Dave Bamford noted that he was impressed with the work Joyce El Kouarti has done with her committee and the developer. They have come up with some issues for the developer to work on with public input. There is now a direction. He has not seen anything that would indicate the committee shouldn't enter into this term sheet and work toward a more concrete design. There is somebody trustworthy that the committee is working with. He commended Dickinson for staying in the game.



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Wendy Scribner wondered if Dover would have access to all the various studies the developer would do during the inspection period. The answer was that this information would be shared with the committee.

Norm Fracassa said that the term sheet would allow this project to move forward. This is a multi-phase project and he term sheet is a working document.

6. Committee Reports

A. Design Task Group

Jack Mettee thanked Joyce El Kouarti for undertaking the task of getting the public involved.

Joyce El Kouarti in turn thanked the community for their involvement. She passed out the survey results and noted that certain issues rose to the top. She wanted the committee to endorse these findings and sent it to the developer. She also thanked Dickinson Development for being responsive and respectful.

Scott Myers said that there were great suggestions in this document. He felt, however, that a lot of things included were very subjective and subject to interpretation. He used the recommendation that the riverfront should be more inviting as an example. He suggested that the committee pick things that are important to the committee and leave out things that are in conflict with each other.

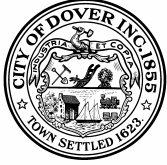
Dean Trefethen has concerns about the survey. He echoed the sentiment that a lot of good work went into this effort. He does feel that this is design by committee and didn't think a good job would result by doing things this way. He would like the report to stand by itself. He doesn't agree that the committee should dictate what the developer should design when we don't have a dime at risk and the developer has all the risk. He also noted that 90% of the items in the survey results had already been talked about at other committee meetings. None of this information is new. Dean Trefethen said that these items were discussed at many meetings when the seats for the audience sat empty.

Joyce El Kouarti disagreed with Dean Trefethen and does felt that design by committee does work. The comments from the survey reflect the Charrette and the developer needs to try to incorporate those ideas.

Pete Hamblett said the key word in that statement is try. The committee shouldn't demand that the items in the survey are must have items.

Wendy Scribner feels the survey results are a laundry list of items that reinforce the Charrette. The items in the list should be given some priority.

Norm Fracassa said that the developer has already received this information. They are professional. Let them do their job. There are things in the survey that are not realistic and the committee shouldn't dictate what they have to do. The committee can have input. He doesn't support all of the recommendations since they are not realistic.



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Dave Bamford felt we should give the material to Dickinson and let them get back to us.

Jack Mettee said the committee is at a crossroads and needs to move in one direction.

Pete Hamblett made the motion to submit the survey results document to Dickinson Development for his consideration and response.

Joyce El Kouarti seconded the motion.

Scott Myers felt the committee could give Dickinson the material and prioritize at the same time.

Mark Dickinson responded that he has been a part of the design subcommittee proceedings. He already has the recommendations and he will respect them. He wants the committee to figure out what is important. He really needs a serious commitment from the committee, which is the term sheet. He said it would be mid-January before he was able to get back to the committee with a report as to where he stands with revisions.

Vote **U/A**

When Joyce El Kouarti suggested putting together another subcommittee that would work with Dickinson on the suggested changes Pete Hamblett responded that he felt it was the Dickinson's responsibility to seek clarification if he needs it. Dean Trefethen concurred, saying that Dickinson has participated in these meetings and has already received a tremendous amount of feedback.

7. New Business

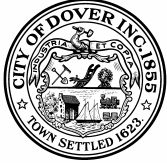
A. Washington Street Corridor Upgrade—Dave Bamford

Dave Bamford had done some research into what it would take to move the power lines underground on Washington Street between Central Avenue and the site. It is a difficult and expensive project. He was wondering if some fund from the Dickinson contribution could be diverted to the effort to place the power lines underground and do some landscaping of this corridor such as trees. The estimate he got for suppressing the power lines is approximately \$300.00 per foot. He feels that accomplishing this task would have an enormous positive impact on the downtown. He urged the committee to think about it and consider supporting it.

B. Frank Torr Issues

Frank is very concerned that if the City Council does not vote to approve the relocation of the police storage facility that currently is housed on the waterfront to the Mast Road facility, it would stay thus hindering the redevelopment efforts. He acknowledged there are several efforts that dovetail such as the efforts to get a new police station and the City's space needs study.

Mike Joyal explained that the administration has anticipated that the contents of this facility would have to be moved and the building would stay behind for another use. The poly building would be disassembled and relocated to the Public Works facility.



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Another issue to discuss was the unclaimed land east of the property behind the private parcel. He would like Mr. Dickinson to pursue having someone develop a marina in that location. Mr. Dickinson informed the committee that he has been in discussion with George Maglaras on this issue. The problem with a marina in that location is the access issues of having boats and trailers going through the development and the parking needs that would occur.

The use of the bluff was another of Frank Torr's concerns. Mark Dickinson made it clear that he has always considered the bluffs part of the entire project. He has it in a future phase of his development plans. Currently he is looking at ways to access that parcel.

The issue of getting political leaders was then discussed. Frank Torr expressed his opinion that it is important to get the newly elected officials both federal and state familiar with this project. Most of these people will help us out if they are educated on the issues.

Jack Mettee discussed having a column in Foster's that would be a point of information to the community. Joyce El Kouarti could be that conduit to make this happen. An example of an article could be short three or four paragraphs about a term sheet and what it means for the project.

Frank Torr would also like to bring the managers of the two mills into the fold. He is aware that there is a new manager for One Washington Center.

C. Earle Goodwin Issue

Earle Goodwin discussed an issue that he had heard Tom Fargo, chairman of the Conservation Commission, bring up and that is the encroachment of this parcel with Maglaras Park. The current Charrette does not encroach on Maglaras Park but it was the 1995 Charrette that showed the encroachment.

8. Adjourn

Dean Trefethen made the motion to adjourn.
Pete Hamblett seconded the motion.
Vote **U/A**

The meeting was adjourned at 7:30 pm.