

CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Cafeteria - 61 Locust Street, Dover, NH 03820
Meeting Date: Monday, January 22, 2007
Meeting Time: 5:30PM

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

Absent: Art Corte, Brian Gottlob

Others: Scott Myers, Steve Bird, Beth Thompson, Mike Joyal, Mark Dickinson, Gary Gardner, Ed Shaw, Gar Morse, Chris Wyskiel

1. CALL TO ORDER

The meeting was called to order at 5:44 pm

2. CITIZEN'S FORUM

Jack Mettee asked that the citizen's forum portion of the meeting be held after the Dickinson presentation portion of the meeting in order for the audience to be able to react to the revisions.

3. APPROVAL OF MINUTES -

A. NOVEMBER 9, 2006

Joyce El Kouarti made the motion to remove this from the table.

Frank Torr seconded the motion.

Vote **U/A** **Dean Trefethen abstained**

Joyce El Kouarti made the motion to approve the minutes of November 9, 2006.

Frank Torr seconded the motion.

Vote **U/A**

B. DECEMBER 20, 2006

Frank Torr made the motion to approve the minutes of December 20, 2006

Jim Schulte seconded the motion.

Vote **U/A**

4. CHANGES TO AGENDA

Earle Goodwin asked to give his sixth update on the pump station odor status. The money was approved for the pumps station study that will be conducted by Wright-Pierce.

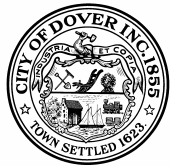
5. SUGGESTED MEETING GUIDELINES—CHAIRPERSON DISCUSSION

Jack Mettee instructed the committee that in the future if a member wants to get a sense of the committee's opinion it should be done as an official vote requiring a formal motion rather than taking an informal vote.

Regarding discussion from members of the audience, Jack Mettee asked that he recognize the person instead of having a non-committee member interject into committee discussion. He also said that he would make it a point to have a citizen's forum at all meetings.

6. CORRESPONDENCE

Jack Mettee summarized the three letters he had received in the past month. The letters will be available if anyone were interested in reading them.



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One letter was from Dana Lynch who felt that the committee is moving in the right direction. He was concerned about the wide, green space and didn't want to lose the intimacy with the water. He didn't want the development to be based around parking and hoped there would be accommodations for boat launches and a marina.

Another letter was from Gary Green who was unable to attend this meeting but wanted the committee to know that when he moved to Dover four years ago, one of the selling points was the fact the City intended to redevelop this parcel. He is very concerned with the odor issue and how it will affect the development.

The other correspondence was from Wyskiel, Boc, Tillinghast, and Bolduc and was related to extending the preferred developer status.

7. REVISED PLAN FROM DICKINSON DEVELOPMENT

Mark Dickinson with his team presented the latest revision of their proposal. He spoke of the evolution of the plan and how he feels it is more responsive to the community and the City. He showed the changes from the last plan and pointed out how this plan follows the contours of the river making it more curvilinear. There are also five or six different styles of residential buildings. More retail was added along the river to give it more life and help create vitality. Some of the residential units are now townhouses. Additionally, some of the retail spaces have residential space in the upper floors.

There is a dock at the point for four boats or larger boats to dock. There are also four kiosks anticipated that would have ticketing and tourist information, a seasonal shop, restrooms, and a picnic area.

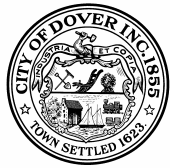
Gary Gardner from Shesky Architects explained how the new plan responded to the four main points the community felt were missing from previous plans. Those points were:

- the plan didn't meet the vision of the Charrette
- the plan didn't have any connectivity to the river
- the architecture was not special
- there was an absence of vertical ownership.

Several 3-dimensional images of the various proposed buildings from various angles were shown so the committee could get a better feel for the proposal.

After the presentation, Jack Mettee asked each of the committee members for their first reaction to the plan. Everyone was very receptive to the plan and felt this plan was a giant step forward. Frank Torr wanted to make sure that some space was reserved for a future marina.

The committee discussed where to go from here. The City Council will have to look at this again to formalize the issue of ownership and how the CWDAC or the DHA can dispose of the property. There is a City Council Workshop planned for February 7, 2007. Subsequent to that meeting there will be another one with a resolution that will have language reiterating the positions that the DHA does indeed have the authority to dispose of the property.



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Mike Joyal stated that the real question is not whether the DHA has the authority to redevelop the parcel but how it can convey the land to a third party. The workshop and subsequent meeting is intended to clear up that chain of command.

8. VOTE TO EXTEND DESIGNATION

Jack Mettee explained that this is the first meeting since the original preferred developer designation document expired. The CWDAC needs to grant a three-month extension if this project is to move forward.

Steve Brewer made the motion to extend the designation for another three months.
Dave Bamford seconded the motion.

Discussion ensued with Dean Trefethen mentioning that there is no provision to extend the designation further if necessary and he would recommend that this be added to the motion. Steve Brewer agreed.

The motion is to extend the preferred developer designation to Dickinson Development for another three months and to allow the CWDAC to further extend the agreement if necessary.

Vote **U/A** (See attached resolution)

9. UPDATE ON TERM SHEET

Jim Schulte explained what has transpired with the term sheet since the last meeting. It has gone through a few reiterations as it has been reviewed by the counsels for the various parties. There are two main points to be aware of.

The first is that the offer from Dickinson for the property is \$5.16 million. Some of that amount will be in the form of public improvements and environmental remediation. At the end there should also be an actual cash payment.

Secondly, the design standards, the overall square footage of the various types of uses, the allocation of uses, and phasing will be agreed upon in the term sheet. This all would be followed up with a more detailed Land Development Agreement (LDA).

In addition they are currently working on determining the exact amount of land to be conveyed, the marina question and the disposition of the bluff area. The exact details of the elements constituting the public benefits will be addressed.

Jim Schulte explained to the audience just what a term sheet is. It is an interim plan to get this project to the final land development plan.

10. OTHER BUSINESS

Jack Mettee opened a citizen's forum to hear comments from the audience relative to the latest version of the Dickinson Plan. He thanked the public for being involved in the design and being persistent in coming up with a better product.



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Tom Fargo, Chairman of the Conservation Commission, was concerned about the disposition of the bluff area. Mark Dickinson responded that it is his intent to acquire it but he has no firm plans at this time as he has been concentrating on the lower level.

Marty Quoyale was concerned that the skateboard park would be abolished with the development. He was assured this was not so as it is outside of the property area.

Aviva Meyer asked what would happen if the environmental remediation costs came in higher than anticipated. Chris Wyskiel feels that the Dickinson consultant, GZA, who is the same consultant that the City used, has a good handle on that figure. If it comes in more than the estimate it would be a negotiated item where the City may accept less of a cash payment.

Michael Rozumek asked if the intent of the redevelopment was to make Dover a destination or this site a location. Earle Goodwin said it is a little of both. Mr. Rozumek was concerned about the cost to the Dover taxpayers of this project. He pointed to two very different waterfront redevelopment projects that had two different outcomes.

Jean Field wanted to know about the amount of retail that would be on the site.

Eric Stoltzer was a member of the design subcommittee. He thinks the latest plan is great. He likes the sense of place and the different sized buildings.

Larry Lee was also on the design subcommittee. He asked why building #8 has below grade parking and a raised entrance.

Karen Weston is impressed and thinks this plan is doable. She wanted to know if the buildings met the set back requirements from the river.

George Maglaras thinks this is a quantum leap and congratulates the development team. He likes the different architecture, the varying building heights, and the road layout. It looks like it fits into Dover. He suggested that the City take advantage of the current dredge project to have the "basin" dredged at the same times as the remaining portion of the river dredge for a future mooring area/marina.

11. ADJOURN

Joyce El Kouarti made the motion to adjourn.

Pete Hamblett seconded the motion.

Vote **U/A**

The meeting was adjourned at 7:15 pm

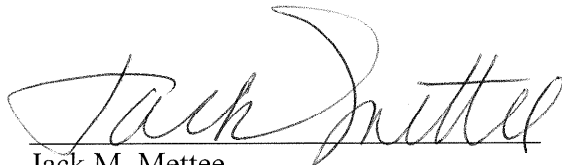
**CWDAC Resolution to Extend Preferred
Developer Designation Agreement
with Dickinson Development**

Whereas Dickinson Development Corporation has been designated on October 3, 2006 to be the developer of the Cochecho Waterfront Development project by the Cochecho Waterfront Development Advisory Committee (CWDAC) and the Dover Housing Authority (DHA) for a period of three (3) months; and

Whereas the parties have not yet executed a term sheet for the project; and

Whereas Dickinson Development has demonstrated a willingness to work cooperatively with the CWDAC and the DHA through their ongoing participation in a variety of public forums and their plan redesigns in response to Committee and Public input;

Now be it therefore resolved that the Cochecho Waterfront Development Advisory Committee hereby grants to Dickinson Development Corporation a three (3) month extension as the designated developer, by the end of which time the parties shall have agreed upon and executed a term sheet for the project or this designation will lapse unless the CWDAC votes to extend the agreement further.



Jack M. Mettee
CWDAC

At it's meeting of January 22, 2007 Steve Brewer moved to adopt, seconded by Dave Bamford.

Motion passed 11-0