



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, November 2, 2006**
Meeting Time: **5:30pm**

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 5:35 pm

2. Approval of Minutes of

A. September 21, 2006

Frank Torr made the motion to approve the minutes of September 21, 2006 with changes.

Earle Goodwin seconded the motion.

Vote **U/A**

B. October 5, 2006

Pete Hamblett made the motion to approve the minutes of October, 5, 2006.

Joyce El Kouarti seconded the motion.

Vote **U/A**

3. Changes to Agenda

Earle Goodwin was not prepared to present his letter to the committee and would like to withdraw item #4.

4. Correspondence

A. Letter from Earle Goodwin

This item has been withdrawn.

5. Old Business

A. Pump station odor issue—Earle Goodwin

Earle Goodwin passed out information about his correspondence with Peter Atherton of Wright-Pierce, the consultant hired to bring forward remediation options for the pump station odor. The time line for completing the study was reviewed. Earle had expressed his concern to Mr. Atherton that the time frame to remediate and upgrade the pump system would conflict with Dickinson's efforts to develop the waterfront.

B. Update on other waterfront related projects – Steve Stancel

Steve Stancel reviewed several ongoing projects in the downtown core. He discussed the Maglaras Park Recreation Plan, indicating that the implementation of the entire plan would cost \$6.98 million. There has been \$1.8 million placed in the CIP for FY2008 in and \$2 million for FY2009.

The Cochecho River dredging was discussed. Funding has been secured to complete the project. Work for this season has already begun. The company expects to work 11 hours a day six days a week while the weather cooperates.



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The parking garage subcommittee of the Transportation Advisory Committee (TAC) has completed an RFP to hire a consultant to identify a location of and develop a concept plan/cost estimates, as well as recommend a management structure. The RFPs will be going out shortly with the anticipation that a recommended consultant will be before the City Council on January 10, 2007 for approvals. The final study should be completed by the end of June.

The Washington Street Bridge is currently being designed by Louis-Berger. Of the \$2.54 million estimated cost. Dover has \$583,000 approved in the CIP. There will be a request for an additional \$66,000 in the CIP request due to changes. The remaining amount is paid for by the federal government. The final bridge design is due in mid-March. The contract will be awarded in July and begin construction in September with completion expected in September 2008

C. Appraisal Status

Steve Stancel told the committee that Barry Abramson had developed a Request for Proposals (RFP) to do an appraisal of the waterfront parcel. It has been sent to four appraisers specialized in this type of development

6. Committee Reports

There were no reports.

7. New Business

A. Discussion regarding statement validating that project proposal meets goals and objectives of Waterfront Design Charrette

Jack Mettee said that there has been a lot of discussion in the committee meeting and with the public about how the Dickinson proposal meets the City's vision for the waterfront. There is a feeling that conceptually the project is moving in the right direction. He suggested going over the 2005 Charrette goals to see if the committee feels that the project is consistent or not with the Charrette. There are eight key goals that he wanted to discuss and get an opinion on each one from the committee. He stressed that this is still a conceptual plan and is not final. There is still a long way to go before that final plan, but he wanted to be on record that things are moving forward in a positive direction.

- Mixed-use
- Visual/Vehicular/Pedestrian Connections
- Vehicular/Pedestrian circulation
- Public Access to the River
- Opportunities for visitors and tourists
- Orderly Development
- Conserve
- Positive Image

There was considerable discussion on these eight items. While some members felt that the proposed project design needed some additional work, there was qualified agreement on these issues. There was an understanding that there may be some fleshing out of design issues as we move forward.



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Dave Bamford made the motion that the currently proposed concept plan is generally consistent with the 2005 Charrette goals.

Frank Torr seconded the motion.

Vote **10-1**

El Kouarti – **opposed**

B. Discussion regarding next steps with Dickinson

i. Park area planning and process

Jack Mettee said that there may be more subcommittees and extension of existing subcommittees due to the work that will need to be addressed in coming months. Dickinson has agreed to work with the Open Space subcommittee on the open space and park design issues. Norm Fracassa has agreed to remain as sub-committee chair. The committees that exist and those that will be formed encourage participation from anyone who is interested in sitting on these subcommittees.

ii. Quality of architectural designs

Another subcommittee will need to be created to deal with the issue of the quality of the layout and architectural design.

iii. Ownership and maintenance of park and roadways

Staff will bring forward options and costs for the maintenance of the roadway and park.

iv. Finalization of financial evaluation report

Barry Abramson will continue to work on the finalization of the financial evaluation report. Jack Mettee made a one page summary of the Preliminary Financial Evaluation prepared by Barry Abramson for those who were interested in viewing it.

v. Process for term sheet development

Barry Abramson will work on this item.

vi. Public outreach process moving forward

To the greatest extent possible, future meetings of this committee will be made in public session. The public is encouraged to stay informed and to express their opinions as this project moves forward.

Jack Mettee said that there had been a lot of public discussion about the CWDAC in the past couple of months. He said that there had been more than 40 meetings over the past two and a half years, the vast majority of which had been held in public session. There have been only six meetings that have been held fully or partially in non-public session. We wanted the public to understand that these non-public sessions were held due to the sensitive nature of the items to be discussed.

He further explained that the CWDAC represents a wide spectrum of residents of the City of Dover. He reiterated his appreciation for the committee's efforts and thanked them for their time and hard work.



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8. Adjournment

Earle Goodwin made the motion to adjourn.

Frank Torr seconded the motion.

Vote U/A

The meeting was adjourned at 6:55 pm