

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, April 30, 2007  
Meeting Time: 7:00 PM

**Present:** Jack Mettee, Norm Fracassa, Dean Trefethen, Earle Goodwin, Frank Torr, Jim Schulte, Brian Gottlob, Steve Brewer, Wendy Scribner, Joyce El Kouarti, Art Corte, D. Bamford, Peter Hamblett

**Others:** Jack Buckley, Steve Bird, Allan Krans, Chris Wyskiel, Mike Joyal, Mark Moeller, Barbara Carron, Marge Briand, John Pike, John McCooey

### 1. Call to Order

The meeting was called to order at 7:00 pm.

### 2. Approval of Minutes

F. Torr made the motion to approve the minutes of April 23, 2007.  
S. Brewer seconded.

**VOTE: 11 in favor - 0 opposed - 1 abstention (El Kouarti)**

### 3. Presentation by J. Schulte

Schulte reviewed the contents of the Term Sheet. He discussed the process that will be followed and the steps that need to be taken. Public improvements were explained in detail, including the environmental clean up, pump station improvements, and relocation of the pedestrian bridge. He reviewed the financial aspects of the term sheet. The items that need to be ready before closing were reviewed.

Mettee turned it over to Brian Gottlob who reviewed the financial benefits and enhancements to the neighborhood

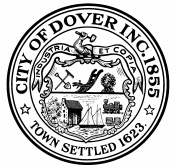
Criteria to evaluate the proposal:

- Sale price
- Cash value of sale
- Net direct/cost impacts
- Benefits to citizens
- Fiscal strength and stability
- Vibrant and sustainable city core
- Demographic mix
- Make Dover a more attractive location
- Environmental enhancement
- Enhancing quality of life

Fiscal Benefits

- Property taxes
- Increased purchasing power
- Direct job impacts

Development will result in higher and better property uses in surrounding properties and bring higher income families to the city.



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J. Mettee turned the meeting over to John McCooey, DHA.  
McCooey thanked the CWDAC members and asked for comments and questions from the audience.

E. Blier – presentation was good but it doesn't mean anything, need to get appraisals in, need to get realistic cost estimate for environmental clean up. Need to get adequate bonding. City doesn't have an obligation to clean up the site if you leave it green.

Alex Cohen – S. Pine St. – concerned about new people living in the neighborhood and the costs of services.

G. Garrison – W. Concord St. – Support the project, good for families, wants to see it happen.

Barbara True – concerned about traffic generated by project.

Don Medbury – not enough time for public notice, 72 hours is not enough time.

Mr. Abramson stands to gain from the development, high paid consultant that would benefit.

Needs more public discussion and less non-public meetings.

Impact Fees for water and sewer is the same for a house and commercial development - \$1,900.

Investment by the developer is zero.

Real estate rules have not been followed.

Ray Bardwell – Spur Road. – if the City is going to get \$1 million, will it be used for cleanup?

Schulte – No it would not; developer would walk away if costs were much greater.

Bardwell – Should do something with the land. Concerned about the bluff being included

Would credit for doing park for less end up in developer's pocket?

Schulte - No it would not, city would give credit for public improvements but they have to meet design standards.

Bardwell asked Schulte to point out on the map what is included in phase I.

Would like the city to control phasing of project long term.

Bardwell – What would value be of property if it was clean?

Schulte – That is what the appraisal is determining.

Kirt Schuman: Thanked committee for efforts – term sheet is clear, time to take next step, people are moving to urban environment.

Karen Weston – has a problem with the seawall design instead of rip rap – questioned impact fees.

Weston – when will Dickinson start paying taxes?

Schulte – when he acquires property – taxes are based on condition as of April 1<sup>st</sup> – impact fees for schools are due at building permit.

Joyal – seawall will likely be rip rap due to permitting issues.

Terri Picard, Silver St. – why would there be no bid process for public improvements?

Joyal – Private sector will be doing the work, not the City, there are industry standards to use.

Picard - Doesn't want City Manager to have authority - concerned about traffic flow and young people will be moving away.

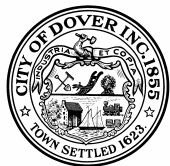
Lynch – Is Dickinson getting CDBG Funds?

Schulte – No they are using private financing sources.

Lynch – concerned about traffic impacts.

Schulte – Will be addressed in Planning Board review process.

Lynch – Worried about the price of housing on site – want to see site cleaned up.



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G. Grasso – Traffic improvements have been put off pending the parking garage study, not a typical real estate transaction because of the conditions placed on it – no taxes will be collected if property is not sold – need to address urban blight – Dover is on the way up since he moved to city – wants to see improvements made to property – will benefit the whole downtown – there is risk for both parties – requires leap of faith – supports project.

Ciotti – Access to bluff at developer's expense?

Schulte – Yes.

Ciotti – Would like the pedestrian bridge to be used elsewhere – it is redundant to the vehicular bridge – 55 and over development may seek relief from school impact fees.

Schulte – Would have to be addressed by Planning Board.

Ciotti – When would environmental clean up take place and has the committee thought about asking the City Council to fund the cleanup earlier to get started sooner.

Schulte – CWDAC will have control over cleanup and would be willing to get it going sooner if City Council desires.

O. Perry – Supports the project and thanks the committee – it is a good project – carbon management is an issue that will benefit from this project.

Britt Uliniski – Schuman – appreciates Dickinson changing design – would love to see more retail on the site – thanked the committee – will be attractive to younger people.

Robin Estee – Cherokee St. – supports this project – will make Dover more vibrant – good for Dover.

George Maglaras – has looked the term sheet over carefully – satisfied with project design – term sheet will protect the City – City dump was not on this site – contamination is well known – his property has already gone up in value and urge support for federal funding to dredge river because the river will be able handle more flood capacity – dredging has improved flood control.

Catherine Cheney – Impressed with the design of the charrette – flooding is a concern with site – this design has too much residential development – doesn't meet the design charrette – urban congestion is a concern – water supply is going to be an issue in future – cannot leave the control of the property to the DHA.

Harvey Turner - Has three issues 1. No cost to the city is crucial, developers have to take the risk; 2. Doesn't like the restaurant near the pump station not much of a scenic view; 3. Fair price needs to include value with the bridge the City is building taken into consideration – thanked the committee.

Linda Merullo – If the developer sells it to another developer – will it have to go back to Planning Board?

Schulte – No the plan that is approved will be recorded and those standards will apply to any developer.

Myer – Thanked the committee and those that created the design charrette – good thing for all of us.

Torr moved to adjourn at 8:53

Brewer seconded.

So voted.