

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, May 7, 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, Dave Bamford, Peter Hamblett

**Others:** Mike Joyal, Allan Krans, Steve Bird, Jack Buckley

### 1. Call to Order

The meeting was called to order at 5:38 pm.

### 2. Citizens' Forum

Terri Picard: Not a good thing for City, concerned about cost of project, tax benefits, figures are not accurate, need comparative assessment.

### 3. Approval of Minutes

Hamblett made the motion to approve the minutes of April 30, 2007  
El Kouarti seconded.

**VOTE U/A**

### 4. Changes to Agenda

There were none.

### 5. Correspondence

There were none

### 6. Old Business

Discussion of public hearing comments.

Mettee asked Jim Schulte to address some of the questions raised at the public hearing.

Schulte: Traffic will be addressed at Planning Board level. Environmental cleanup is always going to be the City's responsibility since the city has owned the property since 1859.

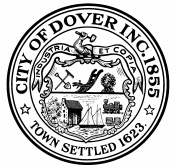
Pedestrian Bridge – Future use could be flexible. Bridge is not essential to development.

Appraisals do assume the vehicular bridge is there. City Council can use the cash any way it wants. Elderly housing and impact fees for schools – no more than 20% of units in a 55+ development can be occupied by people younger than 55.

Issue of tax exempt users – Not planned in present uses. Will discuss with the developer. Can be addressed in LDA – Market will dictate ideal uses. – Public access will be guaranteed because the park will be owned by the City, not a gated community. Issue of cost of residential units, Gottlob indicated that higher priced units will have people with more purchasing power, will likely attract people who may move from other homes in Dover.

Analysis indicates very few school age children being generated by development.

Joyal: developer has estimated \$2.1 million for public park including rip rap, and sheet piling not a seawall. Cost of seawall would be very expensive. Price of park was checked against real bid prizes. There needs to be a discussion of the various design elements with the developer.



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Developer could likely do park work more efficiently and will already have contractors mobilized on site.

Goodwin: How much involvement will the State have with the development?

Joyal: All the permitting and engineering will be the developer's responsibility.

El Kouarti: How close is the concept plan to the 2005 charette?

Mettee: Feels that it is close.

Brewer: Market reality modified the design.

El Kouarti: Not meant to be a blueprint.

El Kouarti: Did other proposals have the same 4 or more residential units/

Mettee: They actually had more units.

Trefethen: Charette is not chiseled in stone; we know the intent because we wrote it. Needed to have some flexibility. It has been 3 years since we started, not a rush.

Mettee: It has been a long process. Has taken it piece by piece. Term sheet is the next step in process. Not closing the door on comments. LDA will address many issues.

Bird: Read from City Council resolution in regard to a return comparable to the assessed value

Joyal referred to flyer that he feels is misleading and full of false and misleading information. It makes the committee's job harder having to address these false statements. Committee needs to be aware of these efforts. He discussed the environmental conditions of the site and the studies done by GZA. City is still monitoring the site as required by the State. Public park will be built the developer up front as will the streets and utilities. City is spending money on 2 items – The Washington Street Bridge and the River Street pump station. Term sheet addresses many of the questions but many more questions will come up during the permitting process that will need to be answered before the LDA is signed. City Council charged the committee with developing the waterfront but the resolution did not specify the waterfront but the resolution did not specify the authority to sell the land. Need to go back to the City Council to ask them to classify the clear path. Not meant to be a straight land deal. This is a partnership. Developers do not want to deal with the political body.

Goodwin: Developer is taking a chance.

Fracassa: The flyer is not really meant to ask real questions. Not worth the paper it is written on. Has asked his City Councilor to attend these meetings and discuss the project.

Trefethen: Real estate downturn is not created by local property taxes. It is because of adjustable rate mortgages. Unrelated to the waterfront.

Scribner: Suggested a press release to let people know where they can find the correct information.

Bamford: The flyer reminds him of the 1950's. Schulte should make a presentation to the City Council to correct the facts. Public hearings have been great. Quality of life is in jeopardy if the proposal is voted down.

El Kouarti: Put a QSA on the website to answer the questions.

Mettee: Will there be a workshop on the 16<sup>th</sup> of May?

Joyal: Yes at 7:00 the appraisal should be available. CWDAC should be there, in addition to the praiser from DHA, Barry Abramson, Brian Gottlob to address economic impacts, and Jim Schulte to address Term Sheet.

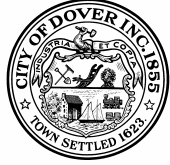
Hamblett: When do we advance the term sheet to the City Council? We should answer questions from Councilors.

Mettee: Recognized Terri Picard.

Picard: Questioned the presentation by Brian Gottlob in term of economic benefits.

Trefethen: Moved that we approve the term sheet and recommend it to the City Council.

Goodwin: Seconded.



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Mettee asked for discussion.

Bamford: The term sheet is a slam dunk for Dover. The financial numbers make sense. Waterfront is not a nice place to visit. Another developer will not follow if Dickinson goes away.

Bamford: Will be great infill development and encourage surrounding properties to make improvements. Term sheet is a viable path.

Trefethen: Passing the term sheet is only one step in the process. Lots of steps have to be taken per the term sheet.

El Kouarti: Loves the design. Meets the spirit of the charette. No big issues that are deal breakers. Not prepared to vote until the second appraisal is seen.

Scribner: Concerned about the timing with 2<sup>nd</sup> appraisal. Worried that the issue might be back before the committee.

El Kouarti: This is not about selling the land for the highest amount of money.

**10 in favor of motion.**

**None opposed.**

**2 Abstentions – El Kouarti and Scribner**

EL Kouarti: Moved to adjourn at 7:15

Torr seconded.

**VOTE U/A**