



CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Niles Park Community Center, Union St., Dover, NH 03820
Meeting Date: Monday, November 5, 2007
Meeting Time: 5:30 PM

Present: Jack Mettee (Chair), Norm Fracassa, Dean Trefethen, Earle Goodwin, Frank Torr, Jim Schulte, Art Corte, Jack Buckley, Steve Brewer, Jack Buckley

Staff: Mike Joyal, Steve Bird, Gary Bannon

Others: Ed Shaw, Chris Wyskiel, Gordon Leddy, Mark Dickinson, Steve Lehmann, Lauren Jacobs, Gary Gardner, Taryn Warren

1. Call to Order

The meeting was convened at 5:40 pm.

2. Minutes of October 1, 2007

Corte moved to approve.
Brewer seconded. So voted.

3. Citizens Forum

None.

4. Correspondence

Wendy Scribner has submitted her resignation.

5. Old Business

a. Pedestrian Bridge Recommendation

Goodwin distributed a handout with his recommendations on the bridge

Mettee asked for committee comments or questions.

Brewer asked if the location was flexible.

Goodwin: Yes it can be varied.

Dickinson: Will look at plan more closely, will need more study. One caveat is that it is the third priority behind the odor control and environmental cleanup.

Joyal: Should make a decision on whether the bridge should cross the river. Need to remain flexible.

Schulte: Asked the cost.

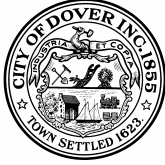
Goodwin: \$225,000 to move and place bridge

Mettee: Thanked Goodwin for his hard work and asked for a motion or sense of the committee.

Mettee asked for a straw pole for support of placing the bridge across the river. Only Corte was in favor.

Brewer: Moved to accept Goodwin's report as submitted with the understanding that the escape clause in paragraph L is key.

Goodwin seconded.



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Passed 7 – 1 Corte opposed.

b. Design Standards Sub-committee Report

DHA received 5 responses to the RFP for a consultant; reviewed by Brewer, Mettee and Fracassa

McHenry, Cecil Group and Lassel were the top 3 choices.

Cecil Group is recommended as the top choice, with Lassel in second position.

Trefethen: What is the time frame on negotiations?

Brewer: Don't foresee a long negotiation process

Goodwin asked about the RFP content.

Brewer read from the RFP to outline the expectations of the committee.

Brewer moved to recommend to the DHA that the top-selection of the subcommittee is Cecil Group and that negotiations should take place. If negotiations are not successful, then contact Lassel.

Trefethen seconded. Unanimous

c. Park Design Subcommittee Report

Fracassa: Have not met since the last meeting; working on compiling photos of desired elements.

d. Dickinson Development Status Report

Ed Shaw provided an update on due diligence process. Have not found any surprises in the environmental investigation. Have found a clay layer 30 feet down.

Survey has been completed – less land than originally thought.

RKG is doing market study.

A lot of progress is being made.

Dickinson discussed the changes to the site plan – not any major design changes.

Buildings 2 & 3 – 1st floor retail and 2nd floor as office instead of residential.

Added some more parking for restaurant, reduced from 5,000 sq. ft. to 3,600 sq. ft. and added outdoor seating along the river.

Buildings 5, 6, 7, 8 have not changed.

Buildings 9,10,11, 12 have shrunk a little

Pier has moved slightly to be south of the bulkhead

Building 13 increases to 36 units.

Building 14 has changed from townhouses to be the same as #13.

Building 15 has shifted and split into 2 buildings.

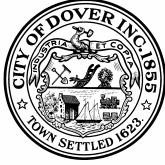
Building 16 has 42 units instead of 54.

Added a community building and pool

New totals: 191 residential + 10 increase

Commercial Retail/Office 81,150 sq. ft.

Restaurant 3,600 sq. ft.



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Lehman: Zero elevation line has changed due to erosion caused by floods. Has changed the flood plain line. Public roads are designed at 3% or less.

Retaining wall is 15 ft. to 35 ft. in height behind pump station.

Soils are going to be a problem.

Sewer will be gravity fed

700 parking spaces are provided on site.

A little short on the number of parking spaces per zoning.

Trefethen asked about the treatment of the retaining walls.

Shaw: Hope to use the existing rock wall behind the pump station. The one next to the Community Center runs from 0 to 30 feet and will be constructed. Could be vegetated.

Goodwin: How much of the ledge will be removed?

Shaw: Anywhere from 0 to 30 feet

Gardner- architect – reviewed the previous drawings. Have reviewed the package put together by the sub-committee. Will have various architectural styles. Will fit the character of Dover.

Building 1 imitates the mill buildings in shape and size but will not be all brick – only on first floor. Lots of windows, has a strong cornice and tower. 50 - 60 feet tall.

Building13 – 36 residential units. Parking under. 1,200 sq. ft. units. Looks like a resort hotel, wood finish, stone finish on ground level, porches and balconies, peaked roof

Trefethen: Looks very nice but wondered if they had considered using different material on end sections for residential building to break up building.

Gardner: Have thought about it but that is not true to the architecture, a little lie.

Leddy: Discussed the waterfront park and promenade. Mostly rip rap bank. Boardwalk from bridge past restaurant, 8' walkway, viewing deck between restaurant and pier, open area at sheet pile area, pier will require fill, kiosks are 16' X 16'.

Past the pier area the walkway is right along the river in a promenade style, railing, 12' walkway, walkway would have some variety.

Brewer: Connection to Henry Law Park is crucial, restaurant blocks the view to the rest of the park, promenade should start at the restaurant to get people closer to river.

Leddy: Walkways in that area relate to the retail buildings.

Goodwin: Asked about an updated schedule.

Dickinson: We are working on a schedule.

Corte: Would like to see one larger kiosk rather than 4 small ones.

Leddy: Agreed with the idea.

Brewer: When will Dickenson meet with DES?

Leddy: Very soon now that a concept plan is further along.

Goodwin asked about the December 31st deadline.

Leddy: Will not be ready for deadline.

Mettee: Thanked Dickinson development team for attending this meeting, wants to make sure that Dickinson doesn't get too far ahead in design.

Mettee: Doesn't have a date for the next meeting, depends on hiring the consultant, suggested December 3rd.

Trefethen moved to adjourn at 7:40.

Brewer seconded. So voted.