

**Cochecho Waterfront Development Advisory Committee
February 14, 2005**

Member Present: Dana Lynch, Wendy Scribner, Art Corte, Frank Torr, Earle Goodwin, Jack Mettee, Jack Buckley, Joyce El Kouarti, Dean Trefethen

Members Absent: Steve Brewer

Others: Beth Thompson, Steve Bird, Steve Stancel

The meeting was called to order at 5:00 PM

Item #1 Approval of the Minutes of January 24, 2005

Frank Torr made the motion to approve the minutes of January 24, 2005 with one change. Art Corte seconded the motion
Vote U/A

Item #2 Updates from Charrette and RFQ Subcommittee

Wendy Scribner told the committee that the subcommittee had spent some time reviewing the various photos and aerials they had gathered relative to the design elements in the charrette and have narrowed down the selection that will be included in the Charrette. They intend to present the final document for full committee approval on the February 28 meeting.

Dana Lynch spoke for Steve Brewer, who was unable to be at this meeting. His subcommittee will be meeting to draft an RFI/RFQ for the full committee to review. Doing an RFI/RFQ will save some time in viewing multitudes of full proposals. This way the committee can invite selected parties to respond to the RFP.

Item #3 Clear Path Issue

Dana Lynch updated the committee with the news that the Dover City Council had given the authority to redevelop the waterfront parcel to a committee that will be a part of the Dover Housing Authority. In general, the membership will be the same with a couple of changes since Deb Morgan resigned and Jack Buckley will be once the transition has been made.

According to the state RSA that created this group, membership on the committee is not restricted to Dover residents only. This will give the group the ability to attract professionals when necessary. Dana Lynch then asked everyone to think about what

terms they would like to take. The Council has set the terms for 3 years but will start the first round with 3, 4, and 5 year terms.

Everything will pretty much run the way it is now with postings and web page information being managed through the City. If there is a vote needed, however, the Dover Housing Authority will be the ones to go to.

Item #4 Discussion about Subdivision for Site with Planning Department

Steve Stancel reviewed the zoning map and the environmental assessment plans for the site to demonstrate where the suggested lot line changes between Maglaras Park and the City should be. He pointed out areas of serious environmental concern that would never be developed and also areas of moderate concern. Both Dean Peschel, Dover' Environmental Projects Manager, and John Gilbert, our consultant, felt that there is the possibility that some developers would have the wherewithal to redevelop some of these brownfield sites. In light of this information, it is Steve Stancel's recommendation that the lot line adjustment not be done at this time and that we wait until we have a developer and mutually agree where to put this lot line. This will give some flexibility to the project.

Item #5 Discussion Regarding Bridge Design

Dana Lynch will be meeting with Paul Vlasich, the City Engineer, who is responsible for the RFP that was sent out to the 7 consultants. Paul Vlasich has some questions about the sidewalks and curved design.

Jack Mettee asked if the bridge design could meet the architectural guidelines of the Charrette. Frank Torr would recommend lighting similar to the Scammell Bridge. Dana Lynch said it could follow the lighting presently in Henry Law Park.

Jack Buckley wanted to know if giving the bridge a curve to avoid the sewer pump station would add to the cost of the bridge. Dana Lynch said that they will be looking at that possibility to see if it is feasible.

Steve Stancel suggested designing for what we want to see and asking the City Council for the rest of the money. The State has already made their commitment for expenditures.

Item #6 Old/ New Business

Joyce El Kouarti had been in Chattanooga, TN, and shared her pictures of their waterfront. She discussed the similarities between what their mission was and Dover's.

The meeting was adjourned at 5:40 pm.