

CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Dover City Hall
Meeting Date: Monday, January 15, 2008
Meeting Time: 5:30 PM

Present: Jack Mettee (Chair), Thom Hindle, Art Corte, Steve Brewer, Dana Lynch, Dean Trefethen, Norm Fracassa, Frank Torr

Ex Officio Members: Scott Myers

Staff: Chris Parker, Steve Bird, Gary Bannon

Others: Chris Wyskiel, Carol Boc, Ed Shaw, Mark Dickinson, Marty Coyle, Steve Cecil

1. Call to Order

The meeting was convened at 5:33 pm.

2. Minutes of December 3, 2007

Hindle moved to approve, Torr seconded.
So voted.

3. Citizens Forum

Mettee asked for citizen comments. There were none.

4. Changes to Agenda

Torr asked that we discuss the Washington St. Bridge, and shoreland protection.

5. Correspondence

None

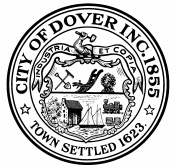
6. Old Business

A. Land Development Design Standards Subcommittee report.

Brewer described the work done to finalize the contract with Cecil Group. Time frame is mid-February for draft design standards, then have public input, with a final report in April. Steve Cecil will be here later in the meeting.

B. Dickinson Development

Shaw indicated that VHB is working to schedule meeting with DES on shoreland issues. They have completed a survey & topo on the basin area which he will share with the committee. They have completed pricing of project which is higher than expected. Pricing includes building piles but still hoping to use geo-piers to reduce cost.



CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Dover City Hall
Meeting Date: Monday, January 15, 2008
Meeting Time: 5:30 PM

Brewer: Asked about the impact of revised shoreline and need to adjust plan. Will that take place after they meet with DES?

Shaw: Yes not until they know how the DES looks at the amount of shoreline lost during the floods.

C. Status of LDA

Mettee: He spoke with Attorney Krans and they have not been working on it pending design standards. He asked for updates on three issues.

Shoreland Protection Act: Bird stated that he was working with City Attorney on a resolution to go to City Council to authorize filing an urban exemption request to DES. We will file as soon as possible.

River St. Pump Station: Bird said that a draft report has been prepared by Wright Pierce that outlines the options for improvements to reduce odors. Not sure of the next step.

Washington St. Bridge: Parker stated that the project has gone out to bid. The City Attorney is working with Mr. Allis on the price of the easement. Parker will discuss the status with the Community Services Director and send information to everyone.

7. New Business

A. Cecil Group

Brewer introduced the CWDAC members to Steve Cecil.

Cecil presented the background of his firm and himself. He is an architect and landscape architect with lots of experience in waterfront projects. He discussed other mixed use projects he has had experience with. He has worked in Newmarket on mill redevelopment. Cecil Group has compiled a notebook of research material prepared to date.

This waterfront parcel is in a unique position because of the LDA which has to be completed.

Wyskiel: Explained that a legally binding document called a Term Sheet is in place that contemplates the development of design standards.

Cecil: Confirmed that no formal site plan has been submitted to the Planning Board. Guidelines should allow for things to change for the better.

Cecil: How is the committee going to take the information from Cecil Group and use it?

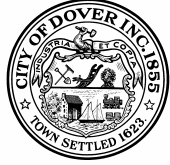
Mettee: Thinks we should use the design charettes as a guideline.

Brewer: We should refer to the document that was produced by the El Kouarti design group; call it the 2007 Survey results.

Cecil: Trying to understand the goals of the process.

Dickinson: Wanted to know how they were going to be involved.

Mettee: Dickinson will be involved in all steps of the process.



CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Dover City Hall
Meeting Date: Monday, January 15, 2008
Meeting Time: 5:30 PM

Cecil described the process; they will interview the stakeholders and produce preliminary recommendations for review. Need to discuss the approval process and enforcement authority. Cecil will prepare a memorandum of goals. Will include public input once a draft document is prepared. The CWDAC will adopt the standards which can be included in the LDA.

Cecil will use photographs whenever possible.

Parker: We will provide copies of master plan chapter to Cecil, as well as site plan regulations.

Mettee: Historic Districts have not been enacted in Dover. Charrette contains a recommendation for the formulation of a design review committee for the waterfront.

Cecil: What are the done deals that have been agreed upon?

Trefethen: Water front access.

Brewer: Design concept plan has been accepted by all parties. Waterfront park is a key link.

Dickinson: Approximate mix of uses has been agreed on.

Cecil: Design guidelines need to allow for better designs that meet the goals even if they don't meet the letter of the law.

Cecil: Asked about how the park will be designed.

Brewer: Term sheet specifies a budget for the park which is to be retained by the City.

Mettee: There is a park design subcommittee in place, chaired by Fracassa.

Cecil: Asked about other public land

Mettee: Streets and sidewalks will be public.

Cecil: Are there any particular hot button issues?

Trefethen: There are perceived loopholes in the term sheet, but they will be closed in the LDA. Some concern about architecture.

Cecil: The next step will be to interview stakeholders in clusters, including developer.

Mettee: I will get together with Brewer to develop a list of stakeholders.

Cecil: Need to discuss the best options for implementation.

Dickinson: Why wouldn't CWDAC be the design review committee?

Brewer: That is recommended in the charrette.

Mettee: Next meeting is January 28th at 4:00, and the next on February 19th, on Tuesday. Plan for April for final product. March 18th will be public meeting. We need to think about how to invite the public.

Cecil: Need to have a projection screen for images.

Trefethen: Mayor wanted me to ask about CIP funding request for \$500,000 for the bank stabilization and if the CWDAC needed to take a position.

Parker: Not up to speed on all the details but it is related to dredging and Dean Peschel knows more.

Mettee: Asked for members to think about identifying stakeholders and e-mail or call him in next day or two.

Corte moved to adjourn at 7:22. Torr seconded. So voted.