

CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Dover City Hall – Council Conference Room
Meeting Date: Monday, January 28, 2008
Meeting Time: 4:00 PM

Present: Jack Mettee (Chair), Thom Hindle, Dana Lynch, Frank Torr, Jim Schulte, Dave Bamford, Norm Fracassa, Steve Brewer, Dean Trefethen

Ex Officio Members: Jack Buckley, Scott Myers

Staff: Steve Bird, Gary Bannon

Others: Mark Dickenson, Steve Cecil, Brint Shone, Ed Shaw, Chris Wyskiel, Gar Morse, Jason Garland.

1. Call to Order

The meeting was convened at 4:07 pm by Mettee.

2. Minutes

Lynch moved to approve the minutes of January 15, 2008. Torr seconded. So voted.

3. Citizens Forum

None.

4. Changes to Agenda

None.

5. Correspondence

None

6. Old Business

A. Steve Cecil – The Cecil Group

Cecil: We have completed some of the stakeholder interviews but have more to do.

Cecil distributed a handout entitled "Design Guidelines Scope".

Cecil: Is the primary purpose of the design guidelines for the development and the park?

Mettee: Focus on the development primarily but respect the park development.

Cecil: Will the city have to have the park go to the Planning board for review.

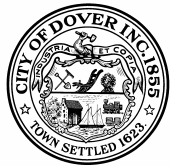
Bird: There is a State RSA that deals with governmental land uses.

Bamford: Would be concerned if the two areas are not compatible.

Cecil: Who would be responsible for approval of park design guidelines?

Schulte: The CWDAC and DHA would be.

Cecil: Who will set the details on the final design of the park?



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Mettee: CWDAC would review a plan prepared by the developer.

Cecil: Need to develop a list of what elements would not be allowed like basketball or tennis courts. I see two separate documents that may have some similarities. Term sheet calls for design standards to be adopted as part of the LDA – Looking for clarification on the quantity of permissible development.

Wyskiel: LDA will have some flexibility.

Cecil: Program standards will have to meet with zoning requirements and term sheet/LDA requirements. Construction standards are handled in LDA.

Dickinson: The people around this table have an understanding on the agreed upon program.

Cecil: I need to have an understanding of the outside parameters of the program.

Bamford: Is the term sheet drafted to adequately protect the City?

Schulte: The term sheet contains 90% of that but it will be fine tuned in the LDA.

Dickinson: The mix of uses will not change by more than 10% depending on the market.

Potential problem with the soils found on site, compressible clay layer was found; issue with foundation design.

Cecil: Land use and design standards are meant to be incorporated in recorded covenants.

Cecil reviewed the design review process – 5 concepts were discussed.

Lynch: Concept #2 is workable. Chapter 149 is far less detailed than what the CWDAC will develop. TRC is more technical.

Schulte: Once Planning Board has approved the plan, CWDAC is in charge of making sure it gets built correctly.

Trefethen: Would like a concept #2A where CWDAC has to approve the design.

Schulte: That is concept #1.

Cecil: What happens if the Planning Board has a different opinion on design?

Brewer: Could the CWDAC pass judgment on design and the Planning Board on other more technical aspects.

Mettee: Do you mean that Chapter 149 doesn't apply?

Torr: Stick to concept #1 because this is the current process. It will give critics no area to criticize.

Cecil: Don't put the design standards in the covenants, put in that it has to meet approval of CWDAC and Planning Board. Need to discuss how the project gets implemented. Need to be clear on procedure.

Trefethen: Good to have Planning board member on the CWDAC. CWDAC needs to be an advocate for the project once it receives CWDAC approval.

Cecil: If the CWDAC did not approve it would not go to Planning Board.

Brewer: If there was an issue with some required item not being allowed by engineering then maybe the plan goes back to CWDAC for discussion.

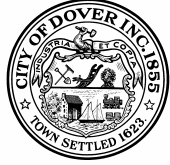
Cecil: CWDAC standards need to be consistent with Planning Board design standards.

Lynch: Planning Board can grant waivers to design regulations.

Cecil: Need to think about how public input will be handled. Need to draft up a proposed procedure outline and place this topic on future agendas.

Cecil: How much of the document will be standards versus guidelines.

Brewer: I think of standards as being less flexible.



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Trefethen: Standards need to be more measurable.

Cecil: If standards are not met they can be waived if the result meets the public benefit standard.

Cecil distributed an outline of guideline topics.

Lynch: Identify any area that is not consistent with Chapter 149.

Brewer: I would add a category for public spaces under General Design Principles.

Cecil: We will flush out the details of the guidelines.

Next meeting: February 19th at 5:30 in a location to be determined.

Schulte moved to adjourn at 6:52. Torr seconded. So voted.