



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: City Hall - City Council Conference Room
Meeting Date: **Tuesday, February 19, 2008**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee (Chair), Thom Hindle, Frank Torr, Dave Bamford, Steve Brewer, Dean Trefethen, Art Corte, Norm Fracassa, Brian Gottlob, Dana Lynch

EXOFFICIO MEMBERS: Scott Myers, Jack Buckley, Mike Joyal

STAFF: Steve Bird, Gary Bannon

OTHERS: Mark Dickinson, Ed Shaw, Chris Wyskiel, Kim Schuman, Stephan Parks

1. Call to Order

The meeting was convened at 5:35 pm by Mettee.

2 Minutes of January 28, 2008.

Torr moved to approve. Trefethen seconded. So voted.

3. Citizens Forum

None

4. Changes to Agenda

None

5. Correspondence

None

6. Old Business

B. Dickinson Update

Shaw: Have received Geotech report. Piles will not be required but Geo-piers will be needed. Report is being sent to their consultants. They have a meeting tomorrow with DES and Army Corps of Engineers to discuss various environmental issues.

Buckley: Has any progress been made on park design?

Shaw: Not yet, waiting for input from the CWDAC sub-committee.

Fracassa: Have received the original design from Gordon Leddy of VHB.

Bird reported that the City Council has passed a resolution authorizing the application to DES for a shore land exemption. He will meet with the Conservation Commission on March 3rd to get their blessing. DES knows the application is being submitted.

A. Steve Cecil – The Cecil Group

Cecil distributed an outline of guideline topics.

Cecil presented power point slide show for the committee. General design principles are important to know up front.

Cecil discussed architecture style and displayed two of the renderings from Shesky Architects.

Bamford: The sketch of the commercial building is not in keeping with my ideas of architectural style but the residential building is better.

Brewer: I could see both of those buildings in different locations on the site. It depends on how and where the building sits on the lots created.

Cecil: Dover has a mix of existing building styles in downtown. Diversity is possible. Another issue is contemporary versus historic style. Placement of buildings is important. Retail works better if it is located on both sides of a street.

Brewer: What if retail develops on the private side of the river, would that work?

Cecil: Doesn't think so. Need to have multiple places to cross the river. Need to be ready if the retail on the 1st floor doesn't work. In waterfront settings there is an issue with what is the front and back of the buildings.

Brewer: I can see the conflict that is being pointed out.

Cecil: There are 3 ways to solve the problem that I will prepare design guidelines to address.

Cecil: the buildings along the boulevard are at different elevations. The site will be terraced.

Buildings along Washington Street extension should front on the street. Dickinson might want to consider not excavating the hillside and take advantage of the topography. Other issues include roofs, facades, awnings, materials and colors. Encourage a mix of roof styles. There is very little common open space within the development. Public park should blend into private space. Sidewalks should be varied in style. Pick non-invasive species for landscaping. Consider 90 degree parking spaces along street in some locations. He is concerned with row of parking east of pier forming an unbroken strip.

Bamford: Agree that parking needs to be broken up.

Cecil: Some parking areas could be seasonal and not plowed in the winter, maybe some pervious pavement. Encourage a limited mix of lighting styles.

Trefethen: Could use similar style as used in Henry Law Park.

Fracassa: The lights in Henry Law Park may need to be updated in style.

Cecil: Signage needs to consider how buildings are identified.

Cecil: Pedestrian ways are crucial, boardwalks are an issue.

Lynch: Could use boardwalks even if not over the water but they are a big maintenance issue.

Cecil: Design standards will not specify width of sidewalks that will be up to engineering standards. They have begun drafting the details of the design guidelines.

Dickinson: Pleased with the work done so far by Cecil. Need to have the context identified, agree with the comments on not fighting the elevation differences.

Lynch: Need to encourage creativity while recognizing the diversity that exists.

Hindle: On the issue of which way the buildings face, there should be more emphasize on pedestrian amenities so people don't have to drive there.

Mettee: There was a suggestion previously that the no cars be allowed but that idea morphed into pedestrian friendly concepts.

Cecil: You do not want backs of buildings facing water.

Fracassa: Do double sided stores work?

Cecil: Very rarely, there is a security issue.

Mettee: Could we get that slide show to Planning?

Cecil: Yes, will send it in a PDF to Bird.

Mettee: What is the starting point for the standards?

Cecil: Landscaping and lighting is key, being done in phases is beneficial.

Mettee: Next meeting - March 4th – Tuesday

Public hearing is set for March 18th.

If possible e-mail material to Bird by Friday before next meeting so that he can send it to members ahead of time.

Lynch moved to adjourn at 7:18. Hindle seconded. So voted.