



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: Dover City Hall – Council Conference Room
Meeting Date: **Tuesday, March 11, 2008**
Meeting Time: **4:00 pm**

PRESENT: Jack Mettee (Chair), Thom Hindle, Frank Torr, Steve Brewer, Art Corte, Earle Goodwin, Dean Trefethen, Dave Bamford

EXOFFICIO MEMBERS: Scott Myers, Jack Buckley, Mike Joyal

STAFF: Steve Bird, Gary Bannon

OTHERS: Steve Cecil, Ed Shaw, Chris Wyskiel, Kim Schuman, Joyce El Kouarti, Katie Stebbins, Dave Paolini, Stephan Parks, Marty Coyle, Norm Fracassa

1. Meeting called to order at 4:05 by Chair Mettee

2. Minutes of February 19, 2008.

Moved by Torr seconded by Corte to approve the minutes. So voted.

3. Citizens Forum

None

4. Changes to Agenda

Torr: We should incorporate the e-mail from Eric Steltzer into Citizens' Forum.

Mettee: We will incorporate it as part of the minutes.

Torr: We should have Washington St. Bridge and pump station once a month on agenda.

5. Correspondence

None

6. Old Business

A. Dickinson

Ed Shaw met with DES personnel and had a good meeting. They think it is a good project, and they await detailed plans to review. No red flags. US Army Corps did not attend.

B. Cecil Group

Copies of the draft Waterfront Design Guidelines were distributed.

Mettee: Important to take the time to go through this document carefully. Time spent will be worth it.

Cecil: Document will not address the program on what will be built or who will maintain the improvements. Guidelines provide a clear framework for design and approval while ensuring flexibility in meeting the standards. Both parties can agree to changes if the same purpose is met.

There are some shared principles.

1. Urban character
 - Buildings to face streets
 - Limit surface parking
 - Formal and continuous streetscaping
2. Relationship with Downtown
 - Downtown is a visual reference
 - Flexibility to provide contemporary compositions
3. Grading in conformance with topography.
4. Street and walkways connection and continuity
5. Varied landscape character

Buckley: What would you do if some existing feature like lights are not favorable, so why copy?

Cecil: Need to agree on an acceptable lighting fixture, maybe mimic Henry Law Park. Guidelines should set a standard, need to be as specific as possible.

Bamford: Washington Street should not be used as a model, send us some examples of lighting fixtures for us to choose from

Cecil: Downward lighting is preferred; height of poles is also an issue.

Brewer: Some of the core principles are in conflict with the current design. Need to discuss with Dickinson in detail.

Cecil: Developer can look at guidelines to determine if they like the changes required by the guidelines.

Mettee: Need to check with engineering on lighting for Washington Street Bridge.

Brewer: Design plan may change before the LDA is signed.

Cecil: Need to understand delineation between public and private space.

Mettee: Asked about street width on sketches.

Cecil: Most are 22 feet.

Hindle: Concept plan does not have road between Public Park and building. Need to promote pedestrians.

Cecil: Tough to have two fronts for business uses without a bigger population.

Architecture should be varied and be derived from existing buildings. Design should incorporate at least 2 design elements that match existing.

Mettee: How do developers respond to maximum building setback requirement?

Cecil: They have worked well, uniform distance around all sides of building.

Mettee: We had discussed having a public hearing on March 18th but may want to have another meeting before having the public hearing.

Park design standards were reviewed by Cecil.

Cecil: Need to be careful about ADA requirements for getting people down to the water's edge. Floats are the best way. They can be removed in the winter.

Cecil: Need to collect comments and questions.

Brewer: Should have a committee meeting before a public hearing.

Corte: I agree. Need to make sure there is a destination for people to be attracted to.

Cecil: Need to give the developer a chance to respond. Could put it on the web-site in 2 pieces with appendices separate.

Trefethen: Would the delay be harmful to Dickinson?

Shaw: No I would recommend time to review the guidelines and comment.

Wyskiel: No need to rush, this is an important part of the process.

Cecil: Good design guidelines will make the process of approval easier.

Mettee: Need to get graphics and photos in guidelines.

Cecil: Yes they will be incorporated into the document. Need to get a copy of the new survey to determine shoreline to measure from.

Mettee: City staff should try to fill in the blanks in the guidelines.

Shaw: We would like 2 weeks to have another meeting.

Mettee: We need to have committee members review the document.

Brewer: Should send comments to Steve Bird for compilation in 2 weeks.

Myers: Should send it to Steve in one week so he will have time to compile.

Mettee: Deadline is March 18th at noon.

Meeting adjourned at 5:55 pm.

E-mail from Eric Steltzer dated 3/10/08

Cochecho Waterfront Development Members:

Unfortunately I won't be able to attend tomorrow's meeting and therefore will be unable to speak at the citizen's forum. I did however want to speak to the energy efficiency and design standards of the Cochecho Waterfront Development as it continues to advance with the Cecil Group. If you look on page 26 and 27 of the Preliminary Design Guidelines you'll see a summary of the 2007 Land Use Chapter of the City's Master Plan. One specific goal stated within the Master Plan is:

"To encourage sustainable growth that is sensitive to the environmental issues and minimize energy consumption."

I admit that I haven't done a thorough review of the plan, but my initial preview suggests that green design standards have had minimal inclusion into the plan. I would ask that one of you specifically address what measures have been included into the preliminary design standards to meet the city's goal to reduce energy consumption. Our committee would highly recommend that the site plan adhere to the US Green Building Council's Leadership in Energy and Environmental Design (LEED) standard, a national green building standard. If this decision to go green is made now when it is early in the design process, little to no additional overhead will be experienced for the project going green but there will be a multitude of rewards. All you have to do is look in the paper to read about all of the development occurring that is meeting LEED standards. These include the Portwalk project and the library in Portsmouth, TD BankNorth in Epping, and our own Liberty Mutual building here in Dover. This could be a huge success story for green building and it could have Dover's name attached to it.

I look forward to reviewing the minutes of the meeting to see how the project is advancing towards Dover's goals to become a more sustainable and less energy consuming municipality. If our committee can assist you in anyway to implement green building standards, we would be glad to help.

Thanks,

Eric Steltzer
Chair- Dover Energy Advisory Committee