



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 25, 2008**
Meeting Time: **5:00 pm**

PRESENT: Jack Mettee (Chair), Thom Hindle, Frank Torr, Steve Brewer, Art Corte, Dana Lynch, Kim Schuman

EXOFFICIO MEMBERS: Jack Buckley, Mike Joyal

STAFF: Steve Bird

OTHERS: Earle Goodwin, Norm Fracassa, Chris Wyskiel, Ed Shaw, Mark Dickinson

1. Call to Order

Meeting called to order at 5:05 PM by Mettee.

2 Minutes of March 11, 2008.

Torr moved, Corte seconded to approve the minutes. So voted.

3. Citizens Forum

None

4. Changes to Agenda

Torr: Add the Washington Street Bridge and Pump Station to the next agenda.

Mettee asked Joyal for an update on those items.

Joyal: Still working on easements for bridge, bids have expired so it will have to be rebid once the easement is obtained, construction could begin at end of summer.

Joyal: Looking to sign a contract with Wright Pierce to prepare specifications to go out to bid this summer on the River St. Pump Station.

5. Correspondence

Mettee: I have received letters from the Dover Housing Authority regarding resignations from Fracassa and Goodwin, appointments of Kim Schuman and Tom Dunnington, and the reappointments of Dean Trefethen and Art Corte to 3 year terms.

Mettee asked Bird to prepare letters from the CWDAC to Goodwin and Fracassa to thank them for their service.

Lynch: Would like to thank Earle for all his hard work over the years.

Mettee concurred on behalf of the entire committee.

6. Old Business

Mettee: Goodwin has prepared a final report on the pedestrian bridge that will be passed out at the end of the meeting.

A. Land Development Design Standards.

Mettee: 3 members have submitted written comments that Bird has compiled into 2 pages, which was distributed. Copies of the concept plan were distributed.

Mettee: We will go through the document page by page.

No comments on pages 1 – 8.

Mettee: Referred to Brewer comments on being careful about using downtown buildings as a design guideline.

Hindle: Agreed with that statement; we can improve on the downtown.

Brewer: We shouldn't preclude more modern buildings.

Mettee: List of missing items on Brewer's list should be forwarded to Cecil Group.

Bird: Doug Steele will contact Portsmouth to get details on docks

Brewer: Portsmouth docks are concrete; they are 25 years old and are not removed in the winter.

He advocates for concrete docks.

Discussed Brewer comments on design of River Street.

Joyal: With Henry Law Ave. project, the road will become one way from Lower Square with only minor improvements to River St.

Page 11 – Park Depth was a concern of Lynch.

Lynch: We should use the state definition of reference line instead of water line

Mettee: Brewer has prepared a series of cross sections of the shore area to illustrate flooding conditions and various walkway conditions.

Mettee: Let's discuss minimum width of park

Torr: Need to be flexible with width.

Lynch: Agrees with that, the grades vary along riverfront. The designer needs flexibility.

Brewer: Minimum should be 15' or 18' to accommodate a walkway and landscaping.

Mettee: How about establishing an average minimum park width: Ask Cecil to amend that section.

Hindle: Uses of building will impact distance of walkway from building, residential further away, retail/office closer.

Discussed width of sidewalks.

Mettee: I would like to use the term walkway instead of sidewalk.

Corte: We could use the term promenade.

Mettee: Where the walkway is closer to the water it should be wider.

Hindle: What about bike paths? Are those planned for?

Mettee: Bikes are permitted on streets.

Torr: Streets can accommodate bikes, they are low speed streets.

Shaw: Sidewalk along parking could be 6 feet wide.

Mettee: Cecil should take a look at hierarchy of roads & sidewalks.

Brewer: Prohibited parking on the riverside is inconsistent with the concept plan.

Shaw: That restriction would be a problem.

Mettee: Parking should be allowed on the riverside as an option.

Brewer: Allow angled parking only on one-way streets.

Fracassa: Need to discuss the idea that Cecil had to put a street between the buildings and the park.

Mettee: The CWDAC needs to decide if this is an option.

Mettee distributed two sketches that Cecil prepared of the road adjacent to the park.

Hindle: I am against that design.

Torr: Agreed with Hindle

Lynch: Agree with both, street is not human friendly.

Schuman: I have mixed feelings. I recognize the need to have viable retail but I am new to committee.

Corte: I agree with Lynch and Torr

Brewer: I agree with Cecil. We have that condition with Henry Law Park now. It causes a change in the layout. We should consider allowing some commercial buildings right on the water.

Hindle: You would not attract artists if the road is between the buildings and the river.

Mettee: We could do a mix with commercial near the water at the pier area and setback elsewhere.

Hindle: A park is not going to draw people to Dover, needs to be café/restaurants along river to draw people.

Dickinson: We are working on a plan that incorporates the Cecil approach to see the impact. He agrees with Brewer. Plan has too many roads. Grading of site is a problem; concept plan was done before grading was known.

Buckley: Let's wait to see the revised plan before making a decision on the road location issue.

Shaw: Retail has to have parking to work.

Brewer: Dickinson has the list of comments and we can send them to Cecil Group.

Brewer moved to send the comments from the committee and Dickinson to Cecil Group and let him know that a revised plan is in the works.

Lynch seconded. So voted.

Committee discussed the next meeting date; April 7th or 8th possibly at 4:00 depending on Cecil's schedule. Bird will find a meeting room.

Shaw: May need space for a power point presentation.

Torr: Add WTSN to e-mail list

Mettee distributed Goodwin's pedestrian bridge report.

Torr moved to adjourn at 6:45 pm. Hindle seconded. So voted.