



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: Dover Public Library
Meeting Date: **Tuesday, April 15, 2008**
Meeting Time: **4:00 pm**

PRESENT: Jack Mettee (Chair), Thom Hindle, Frank Torr, Steve Brewer, Art Corte, Dana Lynch, Kim Schuman, Jim Schulte, Tom Dunnington Jr., Dean Trefethen, Brian Gottlob

EXOFFICIO MEMBERS: Jack Buckley, Scott Myers

STAFF: Steve Bird, Gary Bannon

OTHERS: Mark Dickinson, Gar Morse, Chris Wyskiel, Gordon Leddy, Carol Boc, Ed Shaw, Bob Carrier, Doug DeDe, Glenn Grasso, Tony McManus, Joyce El Kouarti, Norm Fracassa, George Maglaras, Earle Goodwin, Stephan Parks, Gary Gardner, Steven Lehman, Taryn Warren, Steve Cecil

1. Call to Order

Meeting called to order at 4:05 PM by Mettee.

2 Minutes of March 25, 2008.

Lynch moved, Brewer seconded. So voted.

3. Citizens Forum

Glenn Grasso: Thanked the committee for there efforts. He is concerned about time of meeting being 4:00. The charette is only a guide, need to have adequate parking to make retail work, there are plenty of examples of parking and retail in downtown settings. Let's make project very good so it will succeed.

Mettee: Agreed with meeting time concern.

4. Changes to Agenda

None

5. Correspondence

None

6. Old Business

A. Dickinson Development Concept Plan

Dickinson introduced his team and presented a slideshow. Factors impacting site plan were geotechnical/environmental considerations, floodplain elevations/bank erosion, existing topography, draft design guidelines, and market conditions. The retaining wall would have been too tall. They have attempted to conform better to Cecil guidelines. Condo sales have slowed.

Dickinson presented new concept plan. Changes included new River St. that could be extended to Maglaras Park, moved some of the buildings off the river, restaurant site has changed to 3 story retail building, townhouse style buildings along new River St. with retail on 1st floor and residential above, community building is new, park area has gotten wider near the boat docks, parallel parking on both sides of new River St.

- 150-180 residential units
- 21,000 sq. ft. in restaurant/commercial near Washington St. bridge
- 45,000-50,000 sq. ft. office space
- 6,800 sq ft retail/flexible space along new River St

Gary Gardner of Shesky Architects presented new architectural renderings. There are fewer streets in revised plan. Larger buildings are in the back now. Less impervious surface in revised plan. Four residential types in revised plan. Architecture focuses on urban character.

Gordon Leddy of VHB presented a revised park design concept plan and explained the changes. Community pavilion will contain restrooms, open air design, discussed walkway and bank stabilization. There are crosswalks along New River St. Proposing floating dock near sheet piling. 8 foot wide walkway from boat docks to Maglaras Park. Park area is 4,000 sq ft less than previous even with loss of $\frac{3}{4}$ acre of land area.

Dickinson listed the benefits of the revised plan:

- waterfront park is more accessible
- viable retail energizes park
- mix of residential types and prize options
- more potential for long term retail growth
- works with topography
- responds to Cecil guidelines

Dickinson: We have spent a lot of money and time on this revised plan.

Mettee: Thanked Dickinson for his presentation. Asked Cecil for his reaction.

Cecil: Not looking at details but design principles. Focus on relationship between public and private spaces and relationship between cars and pedestrians. Do see some improvements in the revised plan. Focus on the program, park needs to connect with buildings.

Mettee: Asked for committee comments.

Buckley: This plan has a much better urban feel.

Trefethen: What is the life expectancy of the pilings?

Leddy: 20-30 years

Shaw: I would say 30+ years.

Trefethen: Concern with end of new River St, people will get to the end and not know what to do. Extending street to Maglaras Park may not happen for a while.

Dickinson: UNH crew has tested the river for boats, boat house could be located at the end.

Torr: Concerned with location of houses too close to river and park.

Leddy: Some buildings could be shifted away from river further.

Gottlob: Liked the new plan, comparable to Charleston, SC. Building layout flows better.

Liked the size of units.

Gardner: Units are larger but there are fewer units.

Gottlob: How does new plan affect financial aspects of term sheet?

Dickinson: Will have to be addressed in LDA.

Corte: Does floodplain line change due to global warming?

Leddy: No, not that they know of.

Corte: What type of restaurant? Need family type.

Dickinson: Have two restaurants in mind.

Corte: Likes the piazza concept. Where is that on plan?

Leddy: That could occur in a couple of places near community pavilion or near restaurant, could occur in widened sidewalks along New River St.

Brewer: Great step forward, one principle to strive for is to move road further from river to increase park area. Plan is more viable economically, can be built out more incrementally.

Lynch: More positive about this layout, concerned about parking next to park. Less road is a plus, need to work on the architecture, very important.

Myers: Biggest concern is to differentiate between public and private space. Need to see elevation, parking in courtyard is an improvement, smaller building closer is good.

Trefethen: Is parking along road needed to meet parking requirements?

Dickinson: Yes, they are. Will look at width of park.

Trefethen: Will construction of park be in Phase I?

Dickinson: Yes, it will.

Hindle: Where is closest public parking?

Dickinson: Pointed out two parking areas.

Schulte: Will need to get a handle on projected size of non-residential space and phasing.

Wyskiel: Timing will need to be addressed.

Mettee: Made some substantial progress here, we will have to come to grips with road next to park. Need to minimize the vehicular nature of the road, need to enhance the pedestrian amenities.

Leddy: That is a very valid concern that we will address.

Grasso: There are already places in Dover where residents have encroached on Community Trail. Create bump out along new street for traffic calming, put in table and chairs.

Maglaras: Likes the new plan. Push the buildings back further if possible. Architectural design of buildings on rear hill is key because they will be seen from the other side of river.

El Kouarti: Loved the new plan, thanks for listening.

Fracassa: Pleased with plan, push the buildings back. Keep two walkways in wider park, likes larger restaurant building, likes architectural renderings. Looking for more details of public space, not concerned with parking not being close to restaurant.

Mettee: Wanted to recognize newest member, Tom Dunnington Jr. Asked Cecil about next step with the design guidelines.

Cecil: Have been reviewing the comments received so far. We should have a public hearing soon to receive comments. He will get committee some information on light fixtures.

Next meeting Tuesday, May 6th at 5:30pm

Brewer moved to adjourn at 6:15 pm. Corte seconded. So voted.