

 <p>CITY OF DOVER</p>	<b>COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES</b>	
	Meeting Type:	Design Sub-Committee Meeting
	Meeting Location:	Council Conference Room
	Meeting Date:	<b>Tuesday, April 29, 2008</b>
	Meeting Time:	<b>5:00 pm</b>

**PRESENT:** Thom Hindle, Steve Brewer, Art Corte, Kim Schuman, Dean Trefethen, Dave Bamford

**EXOFFICIO MEMBERS:** Mike Joyal, Jack Buckley

**STAFF:** Steve Bird

**OTHERS:** Norm Fracassa, Ed Shaw

**1. Call to Order**

Meeting called to order at 5:07 PM by Brewer.

**2. Citizens Forum - None**

**3. Discussion of Public Park Design and Overall Layout**

Brewer explained the purpose of the meeting. Mettee had asked the sub-committee to review the revised Dickinson concept plan in light of the design guidelines and charrette.

Brewer presented a power point slide show.

One slide illustrated the continuation of park area and walking paths. It depicted sight lines up and down the river.

He superimposed existing city blocks on the site to illustrate the size of the blocks.

One slide showed the buildings past the point pulled back away from the park.

He suggested relocating the community building so that it did not block views down the river.

One slide showed River St extending straight across Washington St.

Trefethen: May be a good idea to shift the new River Street further east to give the restaurant more room.

Brewer: One slide looked at moving the road further away from the river, but not everything would fit.

He showed some pictures of park examples.

Brewer: We have to be aware of the cost of the park.

Trefethen: There are portions of the park that get short changed and not enough space between the road and commercial buildings. If the buildings are pushed back there could be a loss of units. The new plan is a step in the right direction.

Shaw: We did an 8 foot sidewalk because that is what the Cecil design guidelines called for, they could be widened.

Trefethen: We could vary the width and put in streetscape trees.

Brewer: Outdoor seating should be on the south side of the buildings. We need to review guidelines to make sure sidewalk amenities are allowed to enhance the commercial buildings.

Bamford: Concerned about how the commercial would survive in the non-summer months. We should strive to have a restaurant near the pier to lure people down there.

Brewer: Could have street vendors in the summer. If crew boats use the river, people will want to be down near the pier to view.

Shaw: A restaurant could go down near the pier if the market could handle it.

Corte: Need to have a sizeable piazza near the pier with toilets and a large open public area.

Brewer: Commercial space could be converted to residential.

Hindle: The end townhouse, near the pier, could be a commercial use or restaurant.

Joyal: Don't underestimate the amount of boat traffic that will be generated after Phase I is constructed. I like the diversity in park width.

Shaw: There will be a grade difference between the river walk and townhouses.

Joyal: A path further from the river would be less expensive to build and maintain.

Fracassa: This plan is the closest to the charrette and design guidelines. The mix is good.

Fracassa: Community events and promotions will help make the commercial successful. During Phase 2, there is time to develop interest in mixed uses. Sidewalk and streetscape design needs to accommodate sitting areas and pedestrian areas. The community building could be glass doors that can be opened in the summer. The pier area seems cluttered. We need to have art and sculptures. I like the park design now with two walkways.

Brewer: If the park design is too expensive, there could be elements added in the future to the base park that can be done for the budget. If you have suggestions that are directly related to the guidelines, send them to Steve Bird so he can get them to Cecil.

Hindle: Could the new River St be made one way? It would cut down on pavement and increase the width of the sidewalks. It would be more pedestrian friendly.

Bamford: I agree that that would work.

Schuman: Retail may prefer two-way traffic.

Hindle: Who is our target for retail uses? That may have an impact on the building design. Too much traffic could separate retail from the park. He likes Church St in Burlington. Should not try to replicate downtown.

Bamford: No one knows how to attract retail to this site.

Shaw: We have done a market analysis and retail is the toughest element.

Next meeting: Tuesday, May 6<sup>th</sup> at 5:30pm

Meeting adjourned at 6:45pm