



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: Public Library
Meeting Date: **Tuesday, May 6, 2008**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee(Chair), Thom Hindle, Frank Torr, Art Corte, Dana Lynch, Dave Bamford, Jim Schulte, Brian Gottlob, Kim Schuman

EXOFFICIO MEMBERS: Scott Myers, Mike Joyal, Jack Buckley

STAFF: Steve Bird

OTHERS: Eric Stelzer, Ed Shaw, Earle Goodwin, Gordon Leddy, Chris Wyskiel, Rick Callaghan, Norm Fracassa

1. Call to Order

Meeting called to order at 5:35 PM by Mettee.

2. Minutes of April 15, 2008

Torr moved to accept, Lynch seconded.
So voted.

3. Citizens Forum

Goodwin: He's very satisfied with the progress. He hopes that the LDA is signed without an extension.

4. Changes to Agenda

None

5. Correspondence

Mettee received a letter from Tony McManus regarding the revised plan, which will be placed on file.

Mettee discussed a concept plan of the pedestrian bridge relocation done by Earle Goodwin.

6. Old Business

A. Discussion on Revised Dickinson Plan

Shaw: Four major points discussed at the sub-committee meeting.

1. Parking along river side of street
2. Restaurant at point
3. New River St. – One Way
4. Restaurant site near Washington St bridge

Shaw: He will agree to remove parking spaces along the street. Will discuss the siting of the restaurant at Washington St Bridge. Would love to have a second restaurant. Would not support a one-way street. It leads to confusion for the public, eliminating parking meets the same goal. He supports wider sidewalks. Architecture of the community building would be an open structure.

B. Cecil Group Design Guidelines

Mettee asked Steve Cecil to address the progress on the guidelines.

Cecil: He has to meet with the Dickinson Group. He's prepared a handout to respond to the CWDAC comments.

Cecil: Needs to complete the park design guidelines to nail down some basic issues. Be clear about shared parking. Landscaping should be allowed to be in a regular pattern in some areas and more random elsewhere. Edge of Public Park needs to be clarified.

Leddy: Use mean high water instead of floodplain for park edge.

Cecil: Design of park issue. Is road part of park or is the park adjacent to the road?

Lynch: Viewed as a public access area not just a park. Width is not limited to 50 ft, it can be an active area.

Mettee: Henry Law Park is already there and the new public area should be an extension of that. There needs to be flexibility in the park width. I want to put together a group to review the previous park design standards.

Cecil: The park area should feel like public space. Parking will need to follow retail uses.

Bamford: Dickinson has been very accommodating so far. He's concerned that deleting parking along the new River St. may impact the viability of the retail or restaurant.

Shaw: They are counting on shared parking concept.

Leddy: Removal of parking on river side of road will improve the view of the river. We could add angled parking closer to the knuckle.

Cecil: Quality of the retail experience will draw people.

Myers: Existing restaurant location is good. People will walk further to an event. Restaurant near the knuckle will be tougher to draw people.

Hindle: Does not support road near river. Most of traffic will go thru new River St. as they are looking for parking. Park will not draw people to Dover. Festivals will need landscape area to work. People that drive will not window shop. Propose closing new River St during the summer to promote pedestrian use.

Mettee: That is more of a use issue, not a design issue.

Cecil: During a festival, the street could be closed. Streets can be designed to accommodate both pedestrians and vehicles. The rule of thumb is to keep one ways to a minimum.

Mettee: Need to see cross sections of transition from park to road to buildings.

Cecil: Need to have a buffer and change of grade between units and walkway from the point to the east. You don't need sidewalks on both sides of streets in some areas.

Mettee: Let's discuss issue of width of sidewalk and location.

Leddy: By eliminating parking along the road, there is no need to have a sidewalk along the road.

Cecil: The sidewalk location could meander; if it is too close to the river, a railing is required.

Joyal: Strive for continuity of park and pedestrian use, not the same railing, lights or fences.

Cecil: You set standards but allow for alternatives that are better. Street widths are governed by fire codes.

Cecil: Standards will not over light the site. Should use high cutoff lights to reduce light pollution. Globe lights can have acorn tops that direct light downward. It will have maximum foot candle levels.

Leddy: May have different lights in parking lots than in the pathways or roads.

Cecil: Discuss building architecture of downtown buildings to use as a model. Create a catalog of building types that the committee agrees on.

Mettee: Could set a maximum setback for the buildings.

Cecil: The new plan addresses most of the façade orientation issues.

Mettee: We are not going to be able to finish the list. He asked Cecil to incorporate the comments discussed so far.

Next meeting is May 19th.

7. New Business

Mettee discussed asking Dana Lynch to reinvigorate the park sub-committee. Art Corte will also be involved. They will meet prior to the next full meeting.

Hindle moved to adjourn at 7:35pm, Torr seconded.
So voted.