



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: City Hall Council Conference Room
Meeting Date: **Monday, June 30, 2008**
Meeting Time: **5:00 pm**

PRESENT: Dana Lynch (Acting Chair), Thom Hindle, Steve Brewer, Kim Schuman, Dave Bamford, Tom Dunnington, Art Corte, Frank Torr, Dean Trefethen, Jim Schulte

EXOFFICIO MEMBERS: Jack Buckley

STAFF: Steve Bird

OTHERS: Chris Wyskiel, Norm Fracassa, Ed Shaw, Steve Cecil

1. Call to Order

Meeting called to order at 5:05 PM by Acting Chair Lynch.

2. Minutes of June 9, 2008.

Torr moved to approve, Brewer seconded. So voted.

3. Citizens Forum

None

4. Changes to Agenda

Bird indicated that Gordon Leddy of VHB would not be attending tonight but would be available to attend the next meeting.

5. Correspondence

Bird: I have some information on the Washington St. Bridge and the River St. pump station that I received from the City Manager and Doug Steele. The City Council approved a resolution last week that ratified an agreement with Mr. Allis. The project will have to go out to bid again with a contractor chosen and mobilized this fall. The expected completion date is early to mid 2010. The City Manager is concerned that the budget may be impacted by energy costs. For the River St. pump station, Wright-Pierce, the consultant, has completed the preliminary design report. 50% design plans by September, 90% plans by November, 100% plans by January, bids and contract by February 2009 and construction completed by March 2010.

6. Old Business

A. Review and Discussion of Design Review Process

Lynch reviewed the document prepared by Atty. Jim Schulte that outlined the proposed design review process.

Brewer: What happens if the process does not go smoothly?

Lynch: If the developer is not happy with the changes required by the CWDAC, he could go to the DHA board. There are many opportunities for the CWDAC to review the changes.

Wyskiel: He would like to see some timeframes added so the process does not bog down.

Torr: Does not see too many changes from the Planning Board meeting.

Buckley: I suggest that Wyskiel meet with Schulte to add some time frames.

Cecil: I would point out that the Design Guidelines have been proposed to be amended to remove an important section that would allow the guidelines to be modified by regulations.

B. Review of Photographs

Schuman and Hindle have collected photos of existing building and historic photos for review. A slide show was presented with over 100 photos.

Lynch: How do we select which photos to include?

Cecil: The photos would be a resource to select from. You want the architecture to be inspired by real examples. You may want to include all the photos in an appendix.

Schuman: I want to put the photos in categories by period or style.

Brewer: A contemporary design is okay, also.

Cecil: Replace the photos in the document with the new photos.

C. Brewer Text

An e-mail from Steve Brewer was distributed. Brewer reviewed the changed he was recommending.

Corte: Need access to utilities and ability to cook food.

Cecil: A restaurant uses a lot of space and needs parking.

Trefethen: Standards could also allow vending in all parts of the park.

Brewer reviewed the text related to the public landing.

Bird suggested removing the passenger number limitation.

Brewer: Concrete docks are more expensive but more durable.

Brewer reviewed the text related to the pedestrian character.

Hindle: This area could start at the table and run to the road.

Cecil: This could be a minimum area.

Trefethen: Back to the docks, he would like to change “must” to “recommend” for the concrete docks due to the cost and maintenance for the City.

Corte: We need to add restrooms.

Lynch: I agree

D. Review of Guidelines and Committee Comments and Questions

Cecil will make the minor changes suggested in the marked up document sent to him.

Cecil: I want to review the areas that I have questions on.

Schulte: We wanted to set a minimum road width due to fire access concerns.

Brewer: How about use of the term desirable?

Cecil: I will build in a rationale for narrower streets. He’s okay with referring to the City sign ordinance.

Cecil discussed identical townhouses.

Brewer: State that intent instead of setting a numerical limit.

Cecil: On page 13, the term textured concrete block can be both good and bad, not split faced block. He will look at percentages of paving on page 15. Related to the irrigation system, audio systems, and toilets, it should be in a programmatic document that is separate.

Cecil: Discussed the Framingham, MA overlay site review regulations. He will consolidate the best features rather than reference the whole document. He questioned the change to the height of the light poles from 25 to 20 feet, taller fixtures mean more lights.

Bird: Make sure that the landscaping does not conflict with Dover's regulations.

Shaw: On page 15, allow plastic fencing and on page 20, wants to require granite curbs on only public streets.

The committee discussed defining acceptable colors.

Lynch: Referred back to our discussion on the design process. He asked Schulte to look at adding a timeframe for CWDAC action after the Planning Board decision. Shoot for early September for a public hearing due to vacations. The next meeting will be in 2 weeks, July 14, pending Leddy being able to attend.

Shaw will check to make sure that Leddy can attend.

Torr moved to adjourn at 7:10 pm, Brewer seconded. So voted.

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