



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Public Hearing
Meeting Location: Dover Public Library
Meeting Date: **Monday, September 29, 2008**
Meeting Time: **6:30 pm**

PRESENT: Jack Mettee (Chair), Dana Lynch, Art Corte, Frank Torr, Dean Trefethen, Thom Hindle, Kim Schuman, Brian Gottlob

EXOFFICIO MEMBERS: Jack Buckley, Mike Joyal

STAFF: Steve Bird, Gary Bannon

OTHERS: Ed Shaw, Mark Dickinson, Carol Boc, Ray Bardwell, Britt Ulinski, Kirt Schuman, Earle Goodwin, Marcia Colbath, Amanda Merrill, Norm Fracassa, Bob Carrier, Joyce El Kouarti, Tim Halvorsen, Liz Goldman, Bill Baber, Kris Baber, and others

Meeting convened at 6:37 pm.

Mettee welcomed everyone and thanked them for coming. He explained that the CWDAC has met 21 times since last August to work on the guidelines.

Committee members introduced themselves.

Mettee thanked Leslie Modica of Fosters for her coverage of the design guidelines process. Mettee introduced Steve Cecil of the Cecil Group to make a presentation.

Cecil: I will review the guidelines in some detail.

Cecil showed a PowerPoint presentation that reviewed the purpose and scope of the guidelines, design review process and general design standards.

Valued architectural features should be used as examples.

Public access along the riverfront is a central theme.

Private sector development design standards cover many architectural features, and include landscaping and lighting standards.

Public Park standards cover pedestrian character, lighting, landscaping, sidewalks, public art and public restrooms.

Mettee asked if there were any comments.

Bardwell: Where would the public park?

Cecil: Parking is available on the development side of the street.

Bardwell: What uses are planned for the building components?

Cecil: Guidelines encourage adaptability of mixed uses.

Goldman: How does energy efficiency fit in?

Cecil: The guidelines cover more visual aspects not construction standards.

Mettee: The entire design is meant to be sustainable.

Bardwell: Would it help draw people if the restaurant and gazebo switched location?

Cecil: The restaurant has to be close to the parking. There could also be a restaurant at the node. Shared use of the parking area is crucial.

Schuman: Lighting fixtures are shown in the guidelines but are there other options? Is there a limitation on lighting buildings?

Cecil: There are no common lighting fixtures in downtown. The recommended fixture is sustainable; it directs light downward and can be retrofitted with LED bulbs. Uniformity is good for maintenance ease.

El Kouarti: I like what I see. There is good flexibility of uses. I can live with the road along the river and I like the public art.

Unknown Resident: Is there something in the guidelines about mixed use?

Cecil: That is in the LDA not the design guidelines.

Mettee: Thank you for the comments. The document that was posted was missing sections 5 and 6 and we just discovered that today.

The CWDAC will have a second public hearing, due to the gap in the document posted, the week of October 20. Comments can be made to Steve Bird or CWDAC members.

Meeting adjourned at 7:30 pm.