



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: Council Chambers
Meeting Date: **Tuesday, February 3, 2009**
Meeting Time: **5:00 pm**

PRESENT: Jack Mettee (Chair), Dana Lynch, Frank Torr, Art Corte, Steve Brewer, Kim Schuman

EXOFFICIO MEMBERS: Scott Myers, Jack Buckley, Mike Joyal

STAFF: Steve Bird, City Planner, Doug Steele, Community Services Director and Allan Krans, City Attorney

OTHERS: Earle Goodwin, Chris Wyskiel

Meeting called to order at 5:00 pm.

1. Minutes of November 10, 2008

Torr made the motion to approve the minutes, Lynch seconded. So voted.

2. Citizens Forum - None

3. Changes to Agenda - None

4. Correspondence - None

5. Old Business

a. Status of Washington St. Bridge

Doug Steele was present to provide update.

Contractor hired is T-Buck.

They are beginning utility work now. June 2010 – completion date.

Pedestrian Bridge relocation is scheduled to be at the end of project.

Mettee: Are there still sidewalks on both sides?

Steele: Yes, there are.

Myers: Will the pedestrian bridge be inspected before moving?

Steele: Yes, we will do that to make sure it is structurally sound.

Wyskiel: Are the lights specified on the bridge?

Joyal: Yes, they are included in the construction specs.

Goodwin: Is the price of the bridge the same?

Steele: Yes.

b. Status of River St. Pump Station

Steele: 90% final plans are being reviewed by staff. \$2.4 million project for odor control. It's a one year project that will be going out to bid in March. May is the scheduled start date.

There is going to be a meeting in Concord to see if the project will be eligible for economic stimulus money.

Buckley: Concerned about the timing of the bid award and the March 31st deadline for LDA.
Wyskiel: We may need an extension of LDA.

Atty. Krans: I don't read the term sheet that way. We only need a reasonable expectation of funding.

Torr: What about the two buildings on the site?

Joyal: The temporary building will be used up at the Armory and the other can be moved when needed.

6. New Business

a. Status of LDA

Atty. Krans: Deadline is March 31, 2009 for signing LDA. Making steady progress with draft being done in early March. Much of the heavy lifting was done during development of the term sheet. There will be many attachments such as draft deeds, standards for acceptable assignees, etc. There is no City Council vote required. Hope to be able to get the draft out to the public in mid March.

Mettee: What are the potential issues that could delay progress?

Atty. Krans: We should know that once the first draft is ready in early March.

b. Form Based Code

Mettee: There is an ongoing project in the Planning Department to develop Form Based Code (FBC) for the downtown area.

Bird distributed a fact sheet on FBC and described the work done to date by the consultant hired by the City - Taylor and Associates. The FBC is a method of regulating land use which places more emphasis on community character and the impact development has on the public realm than traditional zoning does. A guiding principal behind the development of a FBC is that the buildings and physical alteration of land is more long lasting than the initial use found within the building that is constructed, and we should be concerned about community character and appearance.

The FBC will not cover the waterfront parcel but will be complementary. There have been a series of stakeholder meetings held by the consultant to identify desirable land use forms.

Mettee: How will the public be invited to these public meetings?

Bird: We can use the same distribution e-mail list that is used for CWDAC.

c. Shoreland Stabilization Project

Mettee: There has been erosion of the shoreland at the waterfront site due to tidal action and flooding. The City has developed a project to fix the erosion.

Steele: Bids came in lower than expected. Erosion has been occurring along the riverbank of the waterfront parcel near the mud flat area.

Phase I was done under an emergency permit from NH DES.

Phase II will require a state permit from DES but the funding has already been approved by City Council.

Phase III will have to be approved by City Council.

Trash from the riverbank is removed and replaced with stone rip rap and soil.

Joyal: There is a benefit of this project because it will leave a level area on the top to extend the river walk and provide an area for the UNH boat house.

Lynch: Would like a copy of plans.

Goodwin: This is in the same area as my proposed location for the pedestrian bridge.

d. Pedestrian Bridge

Mettee: City has approached the CWDAC to ask us for a recommendation for reuse of the bridge. Goodwin has done extensive work on one option. I would like to form a sub-committee to review the options and make a recommendation to the DHA and the City. I have asked Lynch, Schuman, Brewer and Corte to serve on the sub-committee, with Lynch as chair.

Goodwin: I would like to serve also.

Mettee: That is up to Lynch to decide your role.

Torr made the motion to form the Pedestrian Bridge sub-committee and to report back to the CWDAC within 60 days, Corte seconded. So voted.

Torr made the motion to adjourn at 5:50 pm, Brewer seconded. So voted.