



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: Dover Public Library
Meeting Date: **Monday, May 11, 2009**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee (Chair), Art Corte, Kim Schuman, Tom Dunnington, Dave Bamford, Frank Torr, Jim Schulte, Dean Trefethen

EXOFFICIO MEMBERS: Jack Buckley, Mike Joyal

STAFF: Steve Bird, City Planner, Allan Krans, City Attorney, Dan Barufaldi, Economic Development Director

OTHERS: Earl Goodwin, Chris Wyskiel, Kirt Schuman

Meeting called to order at 5:30 pm.

1. Minutes of February 3, 2009

Motion: Dunnington made the motion to approve the minutes, Torr seconded. So voted.

2. Citizens Forum

Goodwin: Thanked the CWDAC for their hard work, especially, Jack Mettee and Jack Buckley. Pleased that Dickinson has hung in there through the process

3. Changes to Agenda - None

4. Correspondence - None

5. Old Business – None

6. New Business

A. Presentation of LDA

Mettee introduced City Attorney Allan Krans.

Krans: We are very close to the final document being finished. By Wednesday or Thursday, of this week, the LDA will be available online. LDA closely mirrors the Term Sheet. City Staff, representatives from Dickinson and Jack Buckley, of the Dover Housing Authority, have been negotiating the details of the LDA.

Krans reviewed the 6 core components of the LDA:

1. Price
2. Public Improvements
3. Pace of Development
4. Mixed Use Development Program
5. Management of the Environmental Risk
6. Control of the Development Process

Krans: After the Term Sheet was approved, the CWDAC worked on the Design Guidelines which were adopted in November of 2008. They are the core of the LDA and will be recorded at the Registry of Deeds.

Two most important changes in the LDA are the redesign of the concept plan and the timing from the signing of the LDA to the closing changing from 2 to 3 years to account for the down economy. Term Sheet envisioned incremental changes on the way to the LDA. The LDA is a heavily negotiated document-all the parts are interconnected.

Protection to citizens provided for in the LDA

- Design Guidelines will be recorded
- Waterfront park will be constructed first
- Developer pays for streets, infrastructure and utilities
- Project is phased
- Changes to the development program will have to be approved by the DHA
- Commercial component is still part of the plan
- 7 year take back provision is still in place
- 10 year re-conveyance is in the LDA

Risk Management

- Environmental Insurance is provided for in the LDA
- Assignment of Dickinson Development's rights is laid out. Has to be involved in Phase I. After that he can assign portions to other entities.

Krans: Public comment is important to the process. LDA is ready for your consideration.

Bamford: Two major items were the Washington St. Bridge and River St pump station.
Joyal: Bridge is under construction to be finished in the Fall of 2010. Pump Station improvements have been engineered and the specifications are ready to go out to bid.

Joyal: There has been a considerable amount of work by Atty. Krans and Atty. Schulte with Atty. Wyskiel. There is ample opportunity for public input in the permitting process.

Mettee: There is an open question as to how to proceed with reviewing the LDA. I want to make sure the LDA is ready before we set a date.

Joyal: LDA will be finished by this Thursday. Copies will be provided to the CWDAC. May 31st is the expiration date for the Term Sheet.

Dunnington: If we had it by Friday then we could review it over the weekend.

Torr: I would like to keep the May 18th date. The document is a mirror of the Term Sheet.

Trefethen: Monday is too tight for the public, better to look at Thursday.

Schuman: I agree with Dean.

Mettee: We have been at this a long time. Need to check on room availability and committee availability.

Mettee: Consensus is for Thursday, May 21st at 6:00pm.

Torr: Should have a follow up to remind members.

Mettee: Paper copies should be made available on Thursday. If they are not picked up by Friday it will be mailed. E-mail will be sent to let you know it is ready.

Motion: Torr moved to adjourn at 6:12 pm, Corte seconded. So voted.