



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, Dover City Hall
Meeting Date: **Tuesday, November 17, 2009**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee (Chair), Tom Dunnington, Steve Brewer, Art Corte, Frank Torr, Kim Schuman, Dean Trefethen, Dave Bamford, Thom Hindle

EXOFFICIO MEMBERS: Jack Buckley, Mike Joyal, Scott Myers

STAFF: Steve Bird, City Planner, Dan Barufaldi, Economic Development Director, Doug Steele, Community Services Director, Gary Bannon, Recreation Director

OTHERS: Tony McManus, Doug Dede, Kurt Schuman, Chris Wyskiel, Brint Shone, Ed Bleiler, Don Medbery, Suzanne Medbery, Mark Moueller, Karen Weston, John Dorr, Neil Session, Others.

1. Meeting was called to order at 5:30 pm.

2. Minutes of May 21, 2009

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

3. Citizens Forum

McManus commented on a good job on the pedestrian bridge report, but would suggest another location opposite the overlook in Henry Law Park; he doesn't think the Washington Street Bridge site is a good location. He stated that his location would be a more attractive loop for pedestrians.

Goodwin gave a short presentation of this option for the bridge. He read from a letter from T-Buck saying the bridge would be very expensive to shorten and a letter from an engineer not in favor of shortening the bridge.

Bleiler: There is a limitation in the ability to pay for relocation by the City; Dickinson should pay for the cost.

Don Medbery: Same concerns as Bleiler and Dickinson should pay; need to get the money soon.

4. Changes to the Agenda

None

5. Correspondence

Mettee: We had received a status report from August 18, 2009 from Mark Dickinson which is in the file.

6. Old Business

A. Update on River Street Pump Station and Washington Street Bridge

Doug Steele, Community Services Director was present to provide an update. He said the bridge project will shut down for the winter after Thanksgiving. They are a little behind schedule but the majority of the structure is complete. Still on target for the June 25, 2010 completion date. T-Buck was awarded the contract for the River Street pump station project. Timeframe for completion is August/September of 2010. The foundation for the building expansion is complete. The bids had come in under budget. The project cost is estimated to be \$2.4 million.

7. Presentation of Sub-Committee Report

Brewer: I am sitting in for Dana Lynch tonight.

CWDAC was asked to look at options for the bridge relocation.

He reviewed the evaluation matrix criteria.

He reviewed the pros and cons of each of the four options, particularly the recommended option; Washington St. location.

He discussed the estimated costs which are preliminary.

Mettee thanked the committee members for their efforts and asked for comments or question from committee members.

Trefethen: For Young St site, how short was the bridge?

Brewer: 30'-50' short.

Trefethen: Could a cantilevered abutment be used?

Brewer: Yes, it would be possible, but we would need an engineer to look at it.

Trefethen: Cove site would be good if Maglaras Park were redeveloped.

Dunnington: Washington St. site is too close to the existing bridge. A covered bridge may get lost due to the large buildings in the area.

Brewer: The Washington St. option is contingent on the mill owner granting an access easement.

Bird: The mill owner has expressed a willingness to consider an easement.

Torr: We should approach the mill owner for a contribution because it would provide an economic benefit to the private landowner.

Myers: Cost is going to be an issue. The bridge may block the view of Henry Law Park. He would not support an angled bridge. Young St would provide good pedestrian flow. The First St/Upper Basin option is interesting. I like that location.

Bamford: Young St and Upper Basin options would be good for economic development in the downtown. First St parking lot could be redeveloped with parking and a multi-story building.

Hindle: He prefers the Young St location. Upper basin would be more ornamental than functional. He disagrees that it would not be vandalized there. The Washington St site would discourage use of the river walk. It would benefit Mill mostly. It would be architecturally lost in that location. The Cove option depends on the UNH Boat project and the Maglaras Park redevelopment. Parking in Maglaras Park could be used for events in the waterfront. It would be photo worthy, will continue the river walk. Young St would be the first choice, then the Cove.

Corte: The pedestrian bridge adds a lot of character to Dover. Young St is ideal. The downtown sites are not good. Put the bridge in storage for now until a decision is made.

Mettee opened up the comments to the public.

Medbery: Aesthetics are not good for the two downtown locations.

Goodwin: Company that manufactured the bridge recommended against shortening the bridge.

Shone: Property owner is open to easement for public access. They do not have money to contribute to the bridge relocation. The owner is working on creating civil space in the mill. Children's Museum patrons would use the bridge a lot along with the gondalow. We don't need the bridge to survive.

Neil Sesson: Projects will likely become more costly as time goes on. The Cove option is likely to remain the simplest and least costly. Recreational benefit is more important than economic development.

Weston: Aesthetics is an important consideration. The Upper Basin and Washington St locations are not good from an aesthetics point of view. Cost estimates are too preliminary. Need engineering studies on a couple recommendations.

Mouller: Who pays for this project?

Joyal: I have the same question. There is a \$60,000 allocation in Washington St bridge budget. He would prefer to use the money more productively. The City has no money at this point. They need to look at funding sources. They should talk to UNH about a commitment for the boathouse and funding for pedestrian bridge relocation.

John Dorr: Cove is out of the way and not much community benefit. Washington St. site would block the sight of Henry Law Park but it would be nice to be able to walk across in that location. His first choice would be the Washington St location.

Shone: I do have a rendering of the bridge at that location.

S. Medbery: Asked about the timeframe and cost.

Mettee: Depends on how quickly a decision is made.

D. Medbery: Good time to get contractors to bid out the work.

Hindle: Modifying the bridge would ruin the aesthetics and making bridge ADA accessible would have an impact. Parking concerns related to the bridge at Washington St.

Mettee: We do not have a high degree of consensus about which bridge option is best.

Dunnington: Uncomfortable with the numbers we have in the report. It's irresponsible to make recommendations without more complete cost figures.

Torr: Look at the funding sources.

Brewer: Obviously not a consensus yet. Take another look at the report and narrow down the choices before we get detailed cost estimated from engineers.

Bamford: Where does the money come from?

Brewer: Doesn't look like we will have a recommendation by summer.

Mettee: Should we narrow down the choices tonight?

Joyal: Agree that something needs to be done in the direction and pass on to the City for further discussion. Ultimately it is the City Councils decision.

Buckley: Suggest getting rid of the Upper Basin option.

Torr: I would drop the Washington St option and add the McManus option.

Motion: Hindle moved to remove the Upper Basin option, Corte seconded. Unanimously in favor.

Brewer: One way to narrow the list is to consider the Washington St and McManus options as one option.

Mettee: Need to look at pedestrian and vehicle plan for the downtown. Look at costs, location and fitting into the larger plan. We don't have the capacity to do an engineering study.

Myers: Maybe the sub-committee should take another look at the questions raised tonight and come back in early December to the full committee to narrow it to two choices.

Hindle: Need to factor in the Gundalow location.

Brewer made the motion to have the sub-committee take a look at the information discussed tonight and come back to the full committee with two options, Dunnington seconded. So voted.

Joyal: City Staff can help with permitting issues and cost estimates.

Torr motioned to adjourn at 7:15pm, Brewer seconded. So voted.