



**CITY OF DOVER**

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY  
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting  
Meeting Location: 2<sup>nd</sup> Floor Conference Room, Dover City Hall  
Meeting Date: **Tuesday, May 17, 2011**  
Meeting Time: **5:30 pm**

**PRESENT:** Dana Lynch (Vice Chair), Steve Brewer, Frank Torr, Kim Schuman, Dean Trefethen, Dave Bamford, Thom Hindle, Sean Fitzgerald

**EXOFFICIO MEMBERS:** Jack Buckley, Scott Myers

**STAFF:** Steve Bird-City Planner, Dan Barufaldi-Economic Development Director, Gary Bannon-Recreation Director, Allan Krans-General Legal Counsel

**OTHERS:** Doug Dede, Chris Wyskiel, Mark Dickinson, Molly Hodgon Smith, Others.

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

**2. Minutes of April 26, 2011**

**Motion:** Torr made the motion to approve the minutes, Hindle seconded. Vote: Unanimous.

**3. Citizens Forum**

Lynch asked if any citizens would like to make any comments. There were none.

**4. Changes to the Agenda**

None

**5. Correspondence**

None

**6. Old Business**

None

**7. New Business**

**A. Update and Presentation from Mark Dickinson on Revised Concept Plan**

Mark Dickinson updated the group on the revised concept plan. Wyskiel reviewed the approval process. Detailed plans will be prepared to be presented to the Technical Review Committee and Planning Board, in addition to the state and federal permitting process. Wyskiel distributed a sheet summarizing a comparison between the LDA plan and the 5/12/11 plan and colored renderings of the revised concept plan. Change has been slight with units being shifted around and some buildings combined. Dickinson asked the CWDAC for an endorsement of the revised plan so that he could move to the next step of spending funds to complete the permitting. He explained that apartments are more marketable now and condominiums are difficult to finance. Design elements have been preserved to be consistent with the CWDAC Design Guidelines.

Dickinson would like to be under construction in a year. The commercial/restaurant building closest to the bridge was redesigned to have a more urban design with a downtown feel. Parking for the larger apartment buildings is designed to be hidden by the buildings. The road along the river is planned to be constructed all at once. The apartments will be higher end. Phase 1 will include more than required by LDA. Building height will increase as you move away from the river. An urban center is a great place for apartments. Dickinson said that they have not prepared detailed architectural renderings of the buildings yet. There will be more testing of the land to make sure the soils can handle the buildings.

Lynch asked about the number of bedrooms and the size of the units.

Dickinson answered that the units would be between 700 and 1,200 square feet and that 30% will be one bedroom and 70% will be two bedrooms.

Brewer: What phase are the blue apartments in?

Dickinson: Phase 1-A, which should be done at the same time as phase 1.

Brewer confirmed that the flexibility in buildings #4 and 5 was still planned for, with commercial on the first floor. He would like the apartment building moved closer to Washington Street with entrances on the first floor.

Bamford: I like underground parking but want it to look attractive. What price will the rents be?

Dickinson: \$1.50 per square foot is the plan with an extra charge for parking.

Bamford: I agree that apartments are the way to go.

Dickinson: I hope to lease the first building apartments in 18-24 months.

Bamford: Felt that there would not be many school age children from the apartments.

Hindle: Concerned about change in traffic flow. All the traffic would have to use River Street extension and restaurant patrons would have to cross this busy street.

Dickinson: Feels that the design is adequate. You can not have another driveway further to the east due to the building location and change in grade.

Trefethen: Confirmed that the "knuckle" area is basically the same concept.

Brewer: Will there be common space included in the apartment buildings?

Dickinson: Yes, maybe an exercise room and meeting rooms.

After determining that there were no more questions, Lynch asked for a motion.

Bamford moved to endorse the revised concept plan dated 5/12/11 as presented by Dickinson Development. Trefethen seconded. Vote: Unanimous in favor.

Brewer motioned to adjourn at 6:32 pm, Torr seconded. So voted.