



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 305, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, May 1, 2012**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee (Chair), Dana Lynch (Vice Chair), Steve Brewer, Frank Torr, Kim Schuman, Thom Hindle, Sean Fitzgerald, Jim Schulte, Tom Dunnington, Dave Bamford

EXOFFICIO MEMBERS: Jack Buckley, Dean Trefethen, Michael Joyal

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

OTHERS: Chris Wyskiel, Mark Dickinson, Molly Hodgson Smith, Gary Gardner, Tom Severino, Gordon Leedy, Norm Fracassa, Gary Green, Bob Carrier, Karen Weston, Otis Perry, Joyce El Kouarti, Mark Moeller, Taryn Warren, Tony McManus, Tom Clark, Art Guadano, Tom Massingham, Steve McCusker, Ray Bardwell, Erik Sweetser, Others.

1. Meeting was called to order at 5:32 pm.

2. Minutes of March 20, 2012

Motion: Schulte made the motion to approve the minutes, Brewer seconded. Vote: Unanimous.

3. Citizens Forum

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

4. Changes to the Agenda

None

5. Correspondence

Mettee said that we have received a letter from Tony McManus. Copies of his letter were distributed. Mettee summarized the letter and stated that it would be made part of the record.

6. Old Business

None

7. New Business

A. Response from Dickinson Development on CWDAC Questions

Mettee reviewed the process to follow this evening.

Dickinson introduced his team. Three things have to happen for us to move forward. First news is that DES has preliminarily approved the use of the dredge disposal cell for depositing poor soils from the site. That is good news for the City and for Dickinson. The second thing is that I have

secured an investor. I have already invested a substantial amount of money so far. I can not disclose the identity of the investor yet, but the CEO of the company is a personal friend of mine and he has visited Dover and is impressed.

Dickinson went through a PowerPoint presentation.

Dickinson discussed the changes to concept plan. One change is the creation of a loop road to improve traffic circulation. The apartment building was separated into two smaller buildings. There is now 22,000 square feet of commercial space with the increase to 500 square feet of commercial space in each of the 12 live/work units. This area is what the LDA required. Phase 1 will include the entire infrastructure now. We are working with the UNH boating club about locating a boathouse at the end of River Street. City has discussed a 99 year lease for the land if the facility is useable for Dover residents. The apartments will be high quality and can be converted to condominiums if that market improves in the future.

Dickinson reviewed various concept plans for the bluff area and discussed compliance with the LDA. The riverwalk will be extended to the end of the property in Phase 1. The entire road network and utility infrastructure will be included in Phase 1. Dickinson reviewed the proposed timeline.

Dickinson: I am requesting that CWDAC endorse the revised concept plan.

Mettee read a letter from CWDAC member Brian Gottlob, who could not attend the meeting. Gottlob supported endorsement of the revised concept plan.

Bamford: What type of financing did you get to allow the conversion of the apartments to condominiums? Where do you see the units in 5 or 10 years?

Dickinson: Capital markets like apartments. I think I will get 5 year money. We have \$10 million in equity funds committed.

Lynch: What kind of tax revenue will be generated?

Dickinson: I have not done a detailed analysis yet, but the study done by Barry Abramson still applies.

Brewer: I appreciate what you have done with the plan revisions and showing potential bluff development. When will Phase 2 start?

Dickinson: I would estimate 3 years.

Brewer: I trust that you will develop a more detailed Phase 2 plans in the future. I want to be able to review the future Phase 2 plans.

Dickinson: There has been some preliminary discussion with Buckley about relocating River Street away from the river to allow buildings to be closer to the river. I am committed to working with the City on this idea.

Trefethen: Thank you for revising the plan and agreeing to work with the City. What will the apartment buildings look like architecturally?

Dickinson showed a couple slides of potential building styles. Shingle style and brick and stone are two options.

Hindle: I was concerned about the lack of retail, but this plan addresses that. This new plan allows for street fares near the knuckle due to the redesigned road layout. I reserve comments on the architecture.

Torr: How will the excavated area be treated?

Dickinson asked Tom Severino to speak to that question.

Severino: The bluff will be removed during construction for Phase 1. The new rock wall will look very similar to what is there now. There will be about 45 feet of rock face showing.

Mettee: Are there any members of the public that would like ask a question or make comments?

McManus: I have submitted a letter with my concerns. This is the most important decision in 50 years. We have one chance to get it right. This is Dover's project, not Dickinson's. In the last five years we have seen a scaling back of the plan. Dickinson needs to be honest with us.

Massingham: I liked the first plans, but reality has set in. Retail will be difficult to survive. Living space is important to the vitality of the site. Dickinson has the expertise and experience to do the project. Let's move forward.

Guadano: The 2005 Charrette goals and the design guidelines should be satisfied. Plan has very little mixed use. Park will see little use because it is mostly a residential project. I support the relocation of River Street. Existing plan is not urban enough, with buildings lining the streets. Look at hillside development to take advantage of the elevation and views.

El Kouarti: I am 90% there with the new plan. Improvements can be made with the cooperation of the CWDAC. I do not like the surface parking and the units seem too small. They are more like vacation units.

McCusker: Process has taken a long time. I am impressed that Dickinson has hung in this long. More people living in this area will use existing services and shops. Property will generate tax revenue. More people will make downtown more vital. A lot of site work needs to be done.

Weston: I was lucky to have met with Mr. Dickinson. Would Dickinson install the cul-de-sac on city parcel?

Dickinson: If it is needed or some form of a turn around.

Moeller: I want to share my vision for the waterfront. The waterfront has a long and storied history. We are at a crossroads and this is your chance to leave a legacy. Seize the day.

Seeing no more questions, Mettee asked committee members for any additional comments.

Schulte: My concerns about the amount of commercial space have been resolved.

Lynch: The concept plan fulfills the goals and visions that we have been developing for years. I am looking forward to the ground breaking.

Torr: I still want Dickinson to consider underground parking.

Brewer: I fully support the concept plan but I want to be able to massage the final design as we go along.

Dunnington: The process has taken a long time. I am fully in favor of getting the project going.

Bamford: I am impressed with Mark Dickinson. He is very honest. We are lucky to have him.

Fitzgerald: I am also ready to move forward with the project.

Schuman: I am concerned with the amount of surface parking and we need to keep remembering the goal of connecting to the downtown.

Trefethen: If we wait for the perfect plan, it will never get done. We need to pull the trigger.

Buckley: Councilor Weston brought a question to me earlier from a citizen about the Dover Housing Authority building Section 8 housing on the site. DHA will not be building any housing on the site. We need to move forward now.

Mettee: I want to thank the committee for all their hard work and the public for making comments and suggestions. I thank Dickinson for being responsive to our concerns and addressing them. This public/private partnership has been a major challenge. The Chair is looking for a motion.

Lynch: I make a motion to endorse the revised concept plan, revised April 24, 2012, as presented to CWDAC on May 1, 2012. Bamford: I second that motion.

Mettee: Any discussion?

Brewer: Does this plan replace the LDA plan or is there any else we need to include in the motion regarding the LDA.

Wyskiel: I have prepared some wording that addresses changes to the LDA that the members could review.

Mettee: What is the pleasure of the members?

Joyal: I would like to ask the City Attorney to comment.

Krans: The motion made is the proper one. I have not had a chance to review the material prepared by Attorney Wyskiel. The lawyers can catch up with any loose ends and come back to CWDAC if we need to.

Schulte: The main concern of the LDA was the completion of Phase 1. I think the motion is general enough to accomplish our goals.

Mettee called for a vote on the motion. Vote: Unanimous

Torr: There needs to be good communication with the CWDAC as the process moves forward.

The meeting adjourned at 7:15 pm.