



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: **Monday, September 8, 2014**
Meeting Time: **6:00 pm**

PRESENT: Jack Mettee (Chair), Steve Brewer, Frank Torr, Kim Schuman, Thom Hindle, Sean Fitzgerald, Jim Schulte, Jack Buckley, Dana Lynch

EXOFFICIO MEMBERS: Allan Krans, Karen Weston, Michael Joyal

STAFF: Christopher Parker-Planning Director, Dan Barufaldi-Economic Development, Gary Bannon -Recreation

OTHERS: Councilor Tony McManus, Councilor Dorothea Hooper, Deputy Mayor Robert Carrier, Councilor Catherine Cheney, Councilor John O'Connor, Councilor Jason Gagnon, Councilor William Garrison, Commissioner George Maglaras, numerous members of the public

1. Meeting was called to order at 6:02 pm.

Mettee thanked CWDAC members for attending this important meeting.

J. Mettee reviewed a presentation about activities and expectations for the meeting.

2. Minutes of August 19, 2014

Minutes will be approved at the next meeting

3. Public Forum

M. Follansbee, Dover Point Road, believes there was too much housing under previous plan. Urges CWDAC simplify the plan, and consider adding a function hall, congregate care, and public access.

J. Lavasseur, Birch Drive, believes that the land should be public for long term. Park is important, as is a boat launch.

A. Guardano, Central Ave, We have a good opportunity. To do this right, we should add a point person on staff, establish a reasonable solution for completion of plan. This would involve master planning the development, providing infrastructure to allow smaller developers to build out. TIF and land sales can spur development.

B. Stern, Tolend Rd, Charrette process was excellent with good results, Charrette reflects community, and design should carry forward. CWDAC needs to slow down and not rush the project or development. Dover should wait until economics support development. Property is a gem.

T. Fargo, 14 Cobble Hill, Project was large, and that was an issue, we should consider parceling out the project, and have multiple developers complete it. Review environmental elements, and look at

updating remedial action plan for the site, and consider grant funds from NHDES for petroleum remediation. Hazardous substance issues need to be locally funded. A clean site would be more readily developed.

D. Grady, Long Hill, wants to see waterfront developed, and improve city. Project should be community driven, hopes development benefit tax payers. Dover should understand the permits and regulations which pertain for the site. Need to have CWDAC establish a baseline about what has been accomplished and report to Council. Move forward, not backward.

J. Nicolella, 33A Piscataqua, supports multiple developers. Limit the amount of multifamily housing allowed on site, love the idea of mixed use and smaller single family homes, patio homes, walkable urban housing, with limited multifamily.

Councilor Hooper, 22 Katie Lane, smaller parcels with multiple local developers/builders, public open space, limited multifamily is good. Factor in strain on city services.

F. Meffen, Benjamin Way, believes that the waterfront needs to be publicly accessible. Kids need a place to congregate, also, there should be function space for kids to learn about marine science. Educational space would be positive addition, very excited about possibilities.

D. Thibeault, Liked most of the Dickinson plan, with less multifamily. Public parks, dock for water transit, tourism, more status updates from CWDAC.

D. Medbury, 3 Covered Bridge, Good cross section tonight, would like to have an email list generated from attendees, and take polls of audience to gauge the interest in uses and plans as they are developed.

A. Ward, Portsmouth, Colliers International, be sure that whatever park features are designed, that they have a detailed maintenance plan associated with them. Developer should know responsibilities when they sign on. Don't create an amount of restrictions which limit development potential. Consider a phased Master Plan to allow multiple developers.

Councilor Cheney, Snows Court, pleased with this point in the process. Looking back is a good thing. We need to take advantage of resources we have within the community. Project should not be underneath DHA auspicious. Suggests a TIF, with infrastructure in place and develop a mixed use plan which could have multiple developers. Good location for smaller local businesses. Needs improved marketing of the site. Wants more commercial uses on site.

Councilor Gagnon, Gladiola Lane, public needs to be involved in the process and project.

J. El Kouarti, 142 Sixth Street, Would like more information from the development community about how to make this project work. Why did the project not pan out? How can CWDAC improve our chances for development on the site?

D. Medbury, 3 Covered Bridge, Wants to discuss getting more civic groups to discuss ideas about developing the property.

C. Eldridge, Ezra's Way, wants to have more townhouse feel, as opposed to apartment style. Feels we need higher end restaurants and shops and affordable housing for those looking for an alternative to Portsmouth. Should be an upscale area of Dover.

R. Cruess, Civil Engineer from Bedford, suggests that the city set a context for development, with a public/private partnership under a master plan, with percentages of uses explained, with a developer having the ability to bring in other developers with expertise. Parking is going to be a concern.

A. Guardano, Central Avenue, start with the concept of true mixed use. Need to get multiple developers and building owners involved. City needs to be aware of restrictions and the delay they can cause in development.

J. Lavasseur, Birch Drive, Keep in mind that the opportunity we have, won't come again. Need to have public spaces and not just houses. Civic spaces for assembly to keep downtown alive.

J. Perry, 37 Arch St, liked what she heard. Likes the idea of having businesses involved, and multiple developers, and supports public input on percentages of uses, and open spaces. Riverfront should add to downtown, not replace or overstate the existing downtown. Should be cohesive and complementary, promotes infill for businesses.

D. Medbury, 3 Covered Bridge, restaurants can survive without parking with shuttle systems.

J. Mettee thanked crowd, and encouraged continued involvement and interaction. Next meeting date will be announced.

4. Adjournment

Schulte made a motion to adjourn at 7:04 PM, Torr seconded the motion. Vote: Unanimous.