

CWDAC RFQ REVIEW SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 305, 61 Locust Street, Dover, NH
Meeting Date: Monday, January 8, 2018
Meeting Time: 9:15 AM

PRESENT: Dane Drasher (Chair), Dana Lynch, Sean Fitzgerald, Matt Cox, Norm Fracassa, Ann Legere, Steve Bird

OTHERS PRESENT: Dennis Ciotti, Dennis Shanahan, Doug Steele, Dave Paolini, Chris Berry, Rob Baldwin, Eric Chinburg, Brint Shone, Matt Assia

1. Meeting was called to order by Drasher at 9:15 am.

2. Approval of Minutes from December 15, 2017

Fitzgerald motioned to approve the minutes as presented, Fracassa seconded. Vote: 5 in favor, none opposed.

3. Citizens Forum: No citizen input.

4. RFQ Submittal Interviews

A. STF Development Corporation

Drasher: Before we start the interviews, does anyone of the committee have any conflicts of interest with the first company?

Cox: For the record a CWDAC member who did have a conflict has recused herself from the RFQ process.

Fitzgerald and Lynch both indicated that they had past business dealings with the company but that they have no current business relationship and do not have a conflict of interest.

Drasher reviewed the interview procedures and gave a short background on the process.

Chris Berry, Dave Paolini and Rob Baldwin represented the company.

Berry presented the firm's qualifications and experience by using a PowerPoint presentation.

Berry indicated that parcels F & G were their priority. These could be started sooner than 2020. Advantages of developing those parcels first were addressing traffic impacts and being able to address concerns of the closest abutters. Would also be willing to develop parcel E if that would be beneficial.

Drasher asked the six common questions that had been developed. These related to the concept plan, capacity for multiple projects, business affiliations, financial capacity, successful and challenging projects and willingness to work with us on fewer parcels than desired.

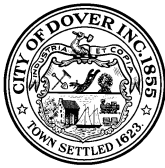
Members asked questions related to sub-consultants, experience with LDA's, architecture styles, and commercial development potential.

Drasher thanked them for their time and explained the next steps in the process.

B. Chinburg Properties

Drasher: Before we start the interviews, does anyone of the committee have any conflicts of interest with this company?

Cox: For the record a CWDAC member who did have a conflict has recused herself from the RFQ process.



**CITY OF
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Lynch indicated that he had past business dealings with the company but that he has no current business relationship and does not have a conflict of interest.

Drasher reviewed the interview procedures and gave a short background on the process.

Eric Chinburg, Brint Shone and Matt Assia were present to represent the company.

Chinburg presented the firm's qualifications and experience by using a PowerPoint presentation.

Chinburg indicated that they were interested in multiple parcels but that parcel F was their first priority, with parcel E being the second priority. He provided members with a sketch plan of an alternative layout of parcel F for consideration.

Drasher asked the six common questions that had been developed. These related to the concept plan, capacity for multiple projects, business affiliations, financial capacity, successful and challenging projects and willingness to work with us on fewer parcels than desired.

Members asked questions related to sub-consultants, parking, detached versus attached single family units, architecture styles, and development timing.

Drasher thanked them for their time and explained the next steps in the process.

5. Adjourn

Drasher declared the meeting adjourned at 11:23 AM.