



CWDAC SITE PLAN REVIEW SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Cafeteria, 61 Locust Street, Dover, NH
Meeting Date: Tuesday, December 10, 2019
Meeting Time: 8:00 AM

PRESENT: Norm Fracassa, Dana Lynch, Carla Goodknight, Otis Perry

OTHERS PRESENT: Rob Simmons, Daniel Riggs

STAFF PRESENT: Steve Bird

In lieu of the Chair being present, Norm Fracassa agreed to act as temporary Chair for the meeting.

1. **Meeting was called to order at 8:19 am.**
2. **Approval of Previous Meeting Minutes of November 12, 2019**

Goodknight motioned to approve the November 12, 2019 minutes, Perry seconded. Vote: 4 in favor, 0 opposed.

3. **Citizen's Forum:** None
4. **Review of Phase 1 Site Plans and Architectural Renderings – Jeff Johnston**

Rob Simmons from Cathartes and Dan Riggs from Embarc Studio were present to review the revisions to the architectural renderings for Building A and the first look at landscaping for the entire site done by Robbie Woodburn. The architectural renderings were revised in response to the input received from the Committee.

Riggs: The renderings were revised to incorporate as much of your feedback as possible but we did not extend brick past the first 3 floors. We added a roof deck at the corner and have changed the texture and layout of the materials and colors. We added a fence and landscaping along the path between Building B and pump station.

Fracassa: If the City toned down the security lighting around the pump station that would help.

Perry: The solid fence is not a good idea. Need to soften the look.

Fracassa: It is good to see tree planting in the parking lot islands.

Goodknight: I like the texture that you added to the design. I can't support the two floors on top being different. I would like you to bring the brick up to the fourth floor. I like the horizontal lighter band. The building feels too top heavy and out of proportion. I like what you have done horizontally.

Fracassa: I like the texture change in the corners of the building.

Perry: I want to make sure solar is part of the building design discussions. Rooftop needs to be solar ready.

Discussed the streetscape, benches, street lights, bike racks and landscaping.

Discussed the site plan review process with CWDAC sub-committee and TRC.

5. **Update of Bluff Removal Amendment**

Bird stated that a change order for the Severino contract is being considered by the City Council tomorrow. This would result in site elevations that are pad ready.

6. **Discussion of Project Timeline and Meeting Schedule**

Next meeting to be Tuesday, January 14th and regular CWDAC meetings on December 17th and January 21st. Consensus was to seek 1 month extension for the Planning Board site plan submittal date so CWDAC can see site plans at January meeting and have chance for more input.

7. **Adjournment**

Fracassa declared the meeting adjourned at 9:25 AM.