



CWDAC PHASE 2 CONCEPT PLAN SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, 288 Central Avenue, Dover, NH
Meeting Date: Wednesday, December 9, 2020
Meeting Time: 9:30 AM

PRESENT: Norm Fracassa, Dana Lynch, Sean Fitzgerald, Jack Mettee

OTHERS PRESENT: Jeff Johnston, Rob Simmons, Dan Riggs (Embarc)

STAFF PRESENT: Steve Bird, Brian Early

1. Meeting was called to order at 9:30 am.

2. Approval of Minutes from August 20, 2020

Mettee motioned to approve the minutes on 8/2/20, Lynch seconded. Vote: 4 in favor

3. Review of Site Grading Plans, Options and Costs

4. Review of Phase 2 Concept Plan

Simmons reviewed the set of grading plans prepared by Tighe & Bond and a site concept plan prepared by Embarc. The connector road is in almost the same location as the Horsley Witten plans. We added car ports for 16 parking spaces. Building A has first floor commercial and 47 underground parking spaces and the building was shifted about 30 feet to the south. There is a shared driveway with the City parking lot and an entrance at the end of the building. Building B is basically the same. Buildings C and D are mixed use, five story buildings located along the proposed River Street extension, with commercial space on the first floor facing the street. Building F is 40 unit condominiums on the southeast corner of the parcel. There are 21 townhouses in three buildings up on the hill. There is a total of 397 residential units, which is less than the 475 allowed. There is 30,000 square feet of commercial space.

Riggs: We have tried to be faithful to your design guidelines as much as possible. We have 520 off street parking spaces for a ratio of 1.3 spaces per unit. The buildings are 60 feet tall and are at least 100 feet from the river.

Bird: This design removes the parking lot at the end of the road and replaces it with a park. The location for a crew building is going to be an issue.

Lynch: I am a little conflicted by the new plan since I am just seeing it. The density is flipped 180 degrees. Happy to see the connector road not being moved much. We didn't want to have large buildings along the river.

Mettee: We want to make the area along the river as public as possible and you have a wall of buildings with only a few breaks. Look at possibility of a public walkway through Building D.

Johnston: We flipped the smaller buildings to the rear to work with the slope. The ratio of building height to width still works. It is better for site activation near the park to have commercial going further down the road. The curve of the building reduces the visual impact. If we provide a break in Building D, we could put in more commercial space in the access point.

Fitzgerald: I like the shift in Building A, the additional green space at the end and the additional commercial space going further down towards the park plaza. I appreciate that you have less units.

Fracassa: I like the park in the area where the parking lot and crew building were.



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Johnston: If this plan is acceptable we will move forward with the site plan on the full site instead of phasing.

Lynch: Does the shift in Building A impact the blasting being done now?

Simmons: No we have coordinated the grading with Severino.

Bird: Does this plan impact the cut and fill estimates the Tighe & Bond did earlier?

Simmons: There may be minor changes but it should not be much different.

Lynch motioned to recommend to CWDAC that they approve the revised concept plan as presented, Fracassa seconded. Vote: 4 in favor

Mettee: I would like to see a plan that calls out the major themes for presentation to CWDAC.

Fracassa: It would be good to compare this plan to the previous concept plan.

Fitzgerald: You should explain the reasons why the plan was changed.

Lynch: Also identify the constraints that you had to deal with.

5. Discussion of Permitting Steps, Project Timeline and Next Meeting Dates

The committee discussed cancelling the December meeting and not having a sub-committee meeting until after the January 19th CWDAC meeting.

Lynch: With the rise in cases in the area I am not comfortable having a meeting of the full group in December. Also I want to give Cathartes time to adjust their plans.

Discussed how and when to present the new plans to CWDAC. It was decided that it would be better to explain the plans when presented rather than sending them out ahead of the meeting.

Discussed the timing of when the final grading plan could be provided to Horsley Witten so their plans can be adjusted and provided to the agencies reviewing the three environmental permits. Since CWDAC has previously approved the revised grading plans, it was decided that Cathartes would make some minor adjustments to the grading plan based on the new concept plan and send a CAD file to Horsley Witten as soon as possible, but before the January CWDAC meeting.

Lynch: I would like to see the schedule that GZA has set up with DES for their review and approval of the RAP.

6. Adjournment

Fitzgerald declared the meeting adjourned at 10:48 AM.