



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: Thursday, August 20, 2020
Meeting Time: 9:00 AM

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

OTHERS PRESENT: Jeff Johnston, Rob Simmons, Craig Langton

STAFF PRESENT: Steve Bird, Dave White

1. Meeting was called to order at 9:05 am.

2. Approval of Minutes from July 29, 2020

Lynch motioned to approve the minutes on 7/29/20, Mettee seconded. Vote: 4 in favor

3. Review of Site Grading Plans, Options and Costs

Simmons reviewed the set of grading plans prepared by Tighe & Bond. We want to create as large a building pad as possible closer to the river and street. We are showing the connector road along the toe of slope as only an emergency access for fire protection.

Lynch: Not having a connector road limits opportunities for activity on site and creates an inefficient traffic pattern due to the dead end.

Discussed the potential for a turnaround or cul-de-sac at end of street.

White: Your final grade is significantly lower than the Horsley Witten plans and will require more excavation once we try to develop the upper parcel. I am concerned about not excavating back to the connector road because we have water, sewer and other utilities that need to be looped.

Simmons: We have designed a connector road that is further east of the road on the HW plan.

Fracassa: I would not want to have a cul-de-sac end up there after ten years, only on a temporary basis. It would really impact site vibrancy.

Committee discussed the economies of site improvements, expected tax revenues, construction costs, site density and building heights.

Lynch: I am not against 5 stories but I want to see how it is laid out. We need to sign off on the grading plan before they can move forward.

Mettee motioned to accept the new grading plan as the basis of the phase 2 site plan with the condition that an acceptable reconciliation of the utility looping issue is presented, Lynch seconded. Vote: 4 in favor

White: I want to make sure that the layout of the extensions of Washington Street and River Street will not change so the City can move forward with final design and construction bidding efforts. We need to know the locations of building pads and utility stubs soon.

4. Review of Phase 2 Concept Plan

Johnston stated that they would wait on additional work on the concept plan for phase 2 until CWDAC decides on the revised grading plan.

5. Discussion of Project Timeline and Next Meeting Date

The committee discussed waiting to have another sub-committee meeting after the September 15th CWDAC meeting. Picked December 2nd for the next sub-committee meeting date.



**CITY OF
DOVER**

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: Thursday, August 20, 2020
Meeting Time: 9:00 AM

Mettee: You should work on connector road layout options.

Johnston: Once CWDAC votes to approve the revised grading plan, it will take us 75 to 90 days to get more detailed site plans.

6. Adjournment

Fitzgerald declared the meeting adjourned at 10:13 AM.