

CITY OF DOVER

COACHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **McConnell Center, Room 305, 61 Locust Street, Dover, NH**
Meeting Date: **Tuesday, April 20, 2021**
Meeting Time: **5:30 PM**

MEMBERS REMOTE: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Jack Mettee, Matt Cox, Sean Fitzgerald, Otis Perry, Steve Brown, Dennis Ciotti

MEMBERS PRESENT: Dane Drasher

EX-OFFICIO: Bob Carrier (Mayor), Michael Joyal (City Manager)

STAFF REMOTE: Steve Bird – City Planner

OTHERS REMOTE: Jeff Johnston, Rob Simmons, Robert Del Savio, Daniel Riggs, Jennifer Martel, Jeremy Lake

Lynch: I find an ‘emergency’ exists within the meaning of RSA 91-A:2, III(b). Immediate action is imperative, and the physical presence of a quorum is not reasonably practical within the period of time requiring action. The facts on which my finding of an ‘emergency’ is based are the ongoing COVID-19 pandemic, the need to accommodate social distancing and minimization of in-person contacts, and this body’s ongoing, immediate need to address the important matters on the agenda for this meeting.

Lynch: I will now conduct a roll call to determine which members are present. Each member that is participating remotely needs to state that the reason they are not in the meeting room is due to the COVID-19 pandemic and needs to indicate if they are alone at their location.

1. Call to Order and Roll Call

Members in attendance stated their name, that they were present and whether they were alone in the room if participating remotely.

2. Approval of Minutes from January 19, 2021

Motion: Perry moved to approve the minutes of January 19, 2021. Cox seconded.

Roll call vote: Mette- yes, Perry-yes, Cox- yes, Fitzgerald- yes, Drasher- yes, Fracassa- yes, Lynch- yes, Brown- yes

3. **Citizen's Forum:** Bird reported no emails or phone calls were received to the office pertaining to this meeting. No public was present for comment.

4. **Changes to the Agenda:** None

5. **Correspondence:** Lynch noted he sent an email to members on April 15th. The email was a summary of what has transpired on the project since the January 19th meeting. He read this email into the record.

6. **Old Business:** None

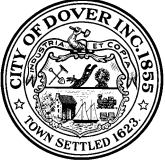
7. New Business

A. Presentation from Cathartes on Phase 2 Concept Plan and Architectural Renderings

Rob Simmons, Jeff Johnston and Dan Riggs of Cathartes explained the intent of their design and how it relates to other Dover sites. They presented 3D elevations and reviewed the designs and materials of the structures.

Committee members gave feedback of the presentation with the intent that any changes needed will be done over the next month and come back to the committee for approval:

Mette: Cathartes has taken to heart the comments and preferences discussed by the committee. He thanked them for their efforts. He would like to see the design of the backs of the townhouses since they will be visible, and he also hopes there will be screening so the view from the townhouses will not just be the parking area.



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Perry: Echoed Mette's comments about the great job Cathartes has done. His first impression of the curve of building D is a football stadium or movie theater. Nothing on these presentations shows how they are going to incorporate the other phases.

Simmons noted they've used time during COVID to design the entire site rather than just phases. They anticipate presenting the entire project for approval in the coming months. Then they will determine which portion they will start building first.

Cox: Echoed the sentiments of others about the level of dedication from Cathartes.

Fitzgerald: Cathartes has been great listening to the committee concerns along the way. He likes the mill-tower concept and the Building C gateway. The buildings are hiding the parking which is great. The dining area and expanded opening between buildings C and D and breaking up of facades is positive.

Drasher: He likes the design. Is there still a parcel between Building C and the river? If so, is it going to be a restaurant, or remain grass? Lynch noted that item will be discussed later. It might be temporarily used as part of the park until such time that a restaurant would be feasible.

Fracassa: A lot has taken place since January and he appreciates the presentation showing all of the improvements. He appreciates the various materials and designs and the reasons behind the choices.

Ciotti joined the meeting during the presentation: Building A- he prefers if the tower be all brick to mimic the other mill buildings in the City.

Simmons clarified the tower will be brick but is planned to be a darker color which can be determined later.

Brown: What is the use of the pavilion building and how does it relate to Building D?

Lake noted it would be mostly open-air with wings on the sides housing public restrooms and concessions. The center would hold covered picnic tables and it could be rented out for family events. The architecture of that structure can be adapted to blend with the rest of the design.

Mayor Carrier: He likes the variety of the designs. It's a very exciting project.

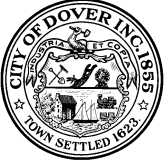
B. Presentation from Ironwood on Gateway Parcel (Parcel A) Design Options

Jen Martel noted the parking lot and crew boat storage is going away, and she talked about that area (East park). There is a nice view of the river at that location and the sidewalk will need to connect down to the river. The area where the parking lot was will need to be excavated and capped. The area is not visible from the street and is a back yard to Building F. The area could be a mown field for recreation or seed it as a wildlife meadow.

The removal of the boat storage may cause an issue to boaters. They will be able to pull a trailer up and offload a crew boat and walk it to the water. Cathartes may want to consider adding a boat storage rental area at Building F to fill the need.

Martel ran through options for the temporary use of Parcel A. The long-term plan was that the parcel would be graded at street level and used for commercial use like a waterfront restaurant. Since that is not part of the current proposal, they are looking at temporary uses for that property until a commercial use is feasible. Some options that were high on the survey residents filled out are: farmers market, performance space, ice skating and food truck vendors. She presented three concept options:

1. Public art feature and food trucks with picnic table area



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2. The above plus adding a temporary vendor shed for bicycle or kayak rental or ice cream/ food vendor. This wouldn't be a permanent structure- more like a shipping container.

3. The above plus more shipping containers around the eating area for a variety of foods/vendors.

For permitting purposes, they suggest submitting for the maximum disturbance and then the City can decide which elements it wants to incorporate in that area.

Lynch enjoyed the presentation and likes the ideas presented. If the committee is in favor of making the changes necessary for this plan, how does it affect the AOT permitting schedule?

Martel doesn't think the changes are too drastic.

Drasher: He's a little concerned about the look of shipping containers. Would like to include his schooner mast idea which may work here as the public art feature.

Johnston: The plans are great, and the uses can morph over time. He's happy to collaborate and incorporate the shipping container ideas.

Perry: For the East park, the meadow wouldn't require much maintenance- just annual mowing and that's a great solution to that space.

Lake: What is the topography of the East park area and can part of it be a mown field and the back part be a meadow?

Martel noted the area is pretty flat so either or both uses can work.

Fracassa: Likes the parcel A ideas and the idea to invest minimally but have a high return.

Motion: Perry moved to support the changes necessary to the AOT permit to support a future food truck/ activity venue on Parcel A and impervious surface changes to the East park area. Mette seconded.

Roll call vote: Mette- yes, Perry-yes, Cox- yes, Fitzgerald- yes, Drasher- yes, Fracassa- yes, Lynch- yes, Brown- yes, Ciotti- yes

C. Report on Status of Environmental Permitting

Bird: All of the permits are still active and open. DES is reviewing them and have given the City preliminary comments. They are aware we are sending them a revised set of plans.

Horsley Witten will amend the applications for storm water management since the cross street layouts have been finalized. The plans will come to the City in May for review with the intent they will get to DES by the end of May. Decisions on the permits should take 9-10 weeks which would be July/August. That timeline works out with when Cathartes will be getting plans to the Planning Board.

8. Committee Member Comments: None

9. Adjournment

Motion: Perry moved to adjourn the meeting at 7:05 pm. Drasher seconded.

Roll call vote: Mette- yes, Perry-yes, Cox- yes, Fitzgerald- yes, Drasher- yes, Fracassa- yes, Lynch- yes, Brown- yes, Ciotti- yes