



CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **McConnell Center, Room 305, 61 Locust Street, Dover, NH**
Meeting Date: **Tuesday, January 19, 2021**
Meeting Time: **5:30 PM**

MEMBERS REMOTE: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Dane Drasher, Jack Mettee, Matt Cox, Kim Schuman, Sean Fitzgerald

MEMBERS PRESENT: Dennis Ciotti

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

STAFF REMOTE: Steve Bird – City Planner

OTHERS REMOTE: Jeff Johnston, Rob Simmons

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 at 5:30 pm

Members in attendance stated their name, that they were present or remote due to COVID-19 and whether they were alone in the room if participating remotely.

2. Approval of Minutes from September 15, 2020

Motion: Fitzgerald moved to approve the minutes of September 15, 2020. Cox seconded.

Roll call vote: Cox- yes, Schuman- yes, Fitzgerald- yes, Drasher- yes, Fracassa- yes, Ciotti- yes, Lynch- 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. Jack Mette joined the meeting at this time.

4. Changes to the Agenda: None

5. Correspondence: Two resignations have been received since the September meeting. Carla Goodnight and Beth Fischer have both resigned from the committee. Lynch has made two appointments: Steve Brown and Liz Goldman. They have been recommended and are under consideration by the Dover Housing Authority.

6. Old Business: None

7. New Business

A. Report from Phase 2 Concept Plan Sub-committee on 12/9/20 Meeting

Lynch noted the sub-committee was formed to continue discussions with Cathartes regarding the Phase II portion of land north of Washington Street meant for private development.



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, January 19, 2021**
Meeting Time: **5:30 PM**

Fitzgerald gave the report: There are limitations to what can and cannot be built. This was made clear after soil testing was done. Changes to the original building plan were needed. Cathartes presented the new concept plan for Phase II at the last meeting and the sub-committee agreed their concerns were addressed and voted unanimously to recommend the Phase II plan be presented to the full committee.

B. Presentation of Cathartes Phase 2 Concept Plan

Jeff Johnston and Rob Simmons of Cathartes presented the Phase II concept plan to the committee. Simmons highlighted points of the new plan including revising the grading plan, moving commercial areas closer to the waterfront area on River Street, separating the buildings closest to the river to create a large plaza gathering area, pedestrian walkways, building uses, parking and added green space at the end of the property.

The current timeline is to proceed with full site plan submission on the entire master plan this summer- pending approval tonight.

Prior to committee discussion, Lynch read the goals of the waterfront area and agreed the new plan meets all of those goals. He outlined the steps and the process to follow after Cathartes has the completed master plan.

Mettee stated Cathartes has done a fantastic job meeting the challenges of the site. Design guidelines were discussed and agreed upon prior to the original plans. Are those going away due to this new concept plan or will the new concept plan be revisited and discussed with those guidelines in mind?

Also, he had some permitting questions regarding Phase I and Phase II.

Lynch addressed the design guidelines by reading a paragraph called compliance alternatives which gives a process to deviate from the guidelines if needed. The committee can identify significant deviations and address and adopt them through a written process.

Simmons addressed the phasing process noting they have been able to design the full concept during 2020 though physically moving forward has not been possible during COVID. They do want to permit the entire project at once which will allow Cathartes and the City to both move forward simultaneously.

C. Discussion and Possible Vote on Endorsement of Cathartes Phase 2 Concept Plan

Motion: Fitzgerald motioned to recommend moving forward with the revised Phase II concept plan as presented. Cox seconded.

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

D. Report on Bluff Removal Project

Bird noted Severino completed blasting in the fall and are finishing their rock processing. The remaining materials on site will be utilized by the City for public improvements. Grading will occur during phase II.



CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **McConnell Center, Room 305, 61 Locust Street, Dover, NH**
Meeting Date: **Tuesday, January 19, 2021**
Meeting Time: **5:30 PM**

E. Report on Status of Environmental Permitting

Bird: Horsley Witten will amend the three applications with the state based on the revised grading plan needed for the revised Phase II concept plan. The permit reviewers were aware this change was coming.

- Bird updated the committee on the **Alteration of Terrain** permit. The types of revisions required for grading and storm water management design are straightforward and detail related. It won't change the overall proposal.
- Bird reported on the **wetlands permit** application. The change to the proposed site design and grading doesn't really change the wetlands impacts. There will be a change due to the removal of the end parking lot from the plan.
- **Remedial Action Plan:** GZA is reviewing the revised grading plan and incorporating the changes into the plan. It won't be a major amendment to the application currently before DES.

The permits are still planned to be approved around April or May 2021.

8. Committee Member Comments: None

9. Adjournment

Lynch adjourned the meeting at 6:25 pm.