

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 PRESENT: Dana Lynch (Chair), Dane Drasher, Jack Mettee, Matt Cox, Sean Fitzgerald, Steve Brown, Kim Schuman, Liz Goldman

EX-OFFICIO: Bob Carrier (Mayor)

STAFF: Steve Bird – City Planner

1. Call to Order at 5:30 pm

Members in attendance stated their name for the record.

2. Approval of Minutes from April 20, 2021

Motion: Mettee moved to approve the minutes of April 20, 2021. Drasher seconded. Vote: U/A

3. Citizen's Forum:

John O'Connor, Dover City Council Member, and Recreation Advisory Board member was here to speak as a resident. He heard the plan includes removing the boathouse which the rowing clubs use to store their boats. Over the years there has been discussion to have a launch for people to bring their kayaks and launch into the river. The boathouse building is perfect and it's on City property and should be able to be used by residents. He heard the design includes storage for the rowing boats within the new construction, but that seems like a bad idea to have the rowers entering the new residences at 6 am to get their boats. Where will residents keep their kayaks? Could the current building be renovated and add racks for public storage? That would be in the best interest of the residents of Dover.

Elizabeth Fischer, was surprised about the change to the design of the Waterfront Park. The current plan has removed the paddle sports recreation space due to view. This was a long-time place-holder in the plans and seems to have been removed by the developer. She doesn't have any issue with the designs, but the park belongs to the citizens who should be able to decide what goes in the park. There was a meeting of the stakeholders who use the Butler Building. The individuals who will be most affected by the boathouse removal and boat storage moving to Building F were not consulted during the decision-making process. She asked the committee to re-think the decision and ask the developer to consider an option that includes a free-standing boathouse. She also asked a committee be formed that includes members of the Waterfront Committee as well as other citizen stakeholders to determine what should go in the park. She is concerned about the removal of the parking which will limit public access to the park.

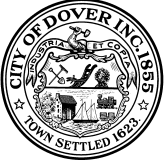
Jane Hamor, Chair of the Arts Commission, just now learned that the building is going away. Her granddaughter is on the Great Bay rowing team, which is a nationally ranked team. This is an important part of the community, and she is horrified to learn where they store their expensive equipment is being removed. She explained how important the program is and what opportunities it opens for our kids including college scholarships.

Lynch noted the Waterfront Committee is in support of the dock installations, the committee has been in discussion for several months with the developer about designs, the Recreation committee or Department has met with the rowing stakeholders and is in progress of developing their list of programming requirements so that can be discussed with the developer. The boathouse has not been eliminated from the plans. The plans are in progress to incorporate it due to a revision of the plans due to site conditions along the river. The park design has been completed for a couple of years. The design of the structures and layout of the site is still being developed and we hope will incorporate a recreational use.

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business: None



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7. New Business

A. Presentation from the Dover Arts Commission on Creative Placemaking on the Waterfront Park

Linnea Nemeth, Vice Chair Dover Arts Commission presented. She also served on the ad hoc advisory for the Recreation Master Plan which gathered community preferences for recreation, arts and the waterfront. The Arts Commission serves as advisor to City Manager, Council and Boards.

Creative Placemaking: This is a planning process focused on the arts. It's the intersection of planning arts and culture with land-use, transportation, economic development and infrastructure. It brings all communities together to plan what they want, rather than having specific clusters.

Role of Arts Commission: An advisory capacity to City Council and City Manager. In 2020 the Arts and Culture chapter was added to the Masterplan.

Previous Projects: Community mural at Henry Law Park, Icon murals at Orchard St Garage, Whale's Tale.

Role public arts plays in Economic Community Development: She listed financial numbers linked to economic impact of arts and culture in the Seacoast.

Ideas and Proposal for Waterfront Development: She gave the top choices of from public feedback for priorities to determine public art. Murals, sculpture and nature-based art are the top types of art the public is looking to see in public art. The Arts Commission vision for art at the waterfront is to develop a welcoming, engaging and unique space that makes Dover a destination that stands out on the Seacoast through Creative Placemaking.

Goals:

- Celebrate and promote local artists through the RFP process and multitude of projects
- Reflect the energy, culture, and diversity of the community
- Create a destination that bolsters economic development
- Provides access to free art for its citizens
- Create a focal point that brings in new interest and tourists to Dover

The Park:

- Locations for art: she showed a map of possible locations for public art at the waterfront.
- Themes: A statement piece showing "what makes Dover unique"
 - Dover dove, city of peace, city of love, nature and environmental art, interactive art, everyday objects as art. Images were shown as inspiration. Water art installations.

Funding opportunities:

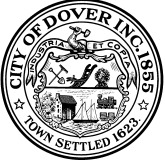
Grants can be sought to fund art projects on the waterfront. There could be sponsorship and naming opportunities for businesses and donors.

Cox noted a circular area near the pool parking lot was supposed to have an art piece, which never came to be.

Lynch introduced Drasher to explain his idea for the center plaza to have a focal point to elevate the nautical history of Dover by erecting a mast. If not a mast, then at least keep the theme of a nautical history of Dover.

Ms. Nemeth noted Dover has done a great job giving a nod to its history through its art. This is a great time to think about what we want to be known for- which could be historic or not.

Bird: At the last meeting the gateway parcel was suggested as a great place for an art piece which lines up with one of the locations suggested tonight.



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Hamor: A planning grant will help break up the daunting task into several manageable pieces and help prioritize.

B. 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. The priority now is getting that updated set of site plans that show all of the public improvements back to the state for review.

Cathartes is moving forward with final building layout.

Horsley Witten finalized the updated plan set and sent them to the City for review. Bird reviewed them and sent back his notes last week. City engineer has reviewed them and his comments will be shared tomorrow. Horsley Witten will make adjustments to the Alteration of Terrain and Wetlands Permits and get them submitted to DES by June 25th.

Bird updated the group on a new discovery. They have recently been able to overlay the proposed building layout over the previous wastewater treatment plant layout to determine potential issues. There are some building overlaps, so last week test pits were done to clarify what's under the ground. An old brick foundation was found. Cathartes will prepare a report on what was found. There will be cost implications and discussions will occur to determine what the City's obligations are regarding removing items in the ground in order to make the site pad-ready for the new buildings.

GZA is working on the Remedial Action Plan and has received feedback from the state and should also be resubmitting by June 25th.

Decisions on the permits should take 8-10 weeks which would be August/September.

Cathartes plans to attend this meeting on July 20 and present a full site plan. This board will review the plans and give approval before it moves forward. They hope to get to TRC around September and Planning Board in October/November.

Lynch commented the committee will need to meet throughout the summer and be flexible to be as responsive as possible to move the process forward. Meeting dates and times may be fluid.

Zoom meetings are no longer an option for those not able to attend in person, though as long as a quorum is in the room, other members can call in to participant.

8. Committee Member Comments:

Goldman agreed with the public comment that 8x11 sets of plans are too hard to read and requests full-size plans to review. Having a full set at the planning department to look at would be helpful.

Lynch asked Bird when the Recreation Department may have feedback to share with the committee about their programming needs for the waterfront. Once that information is ready, Bird can bring Cathartes to a meeting to hear that feedback and can invite Lynch as well.

9. Adjournment

Motion: Mettee moved to adjourn the meeting at 6:30 pm. Fitzgerald seconded. Vote: U/A