



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

MEMBERS PRESENT: Dana Lynch (Chair), Dane Drasher, Jack Mettee, Matt Cox, Liz Goldman, Norm Fracassa (Vice Chair), Kim Schuman, Dennis Ciotti, Steve Brown

EX-OFFICIO: Ryan Crosby (DHA Executive Director)

STAFF: Steve Bird – City Planner, Gary Bannon- Recreation Director

OTHERS: Jeff Johnston, Cora Quisumbing-King, Cynthia Walter, Jenny Marshall, others

1. Call to Order at 5:30 pm

2. Approval of Minutes from August 31, 2021

Motion: Drasher moved to approve the minutes of August 31, 2021. Brown seconded. Vote: U/A

3. Citizen's Forum:

Cora Quisumbing-King, Sandpiper Dr. and member of Dover's racial equity and inclusion committee spoke. Her group made some requests to the committee:

- Address the need for housing and commercial activities that support diversity
 - how is housing being marketed to a diverse group
 - she gave commercial examples in the City who support diversity
- find a visible area to acknowledge indigenous people who were here before us
- during opening ceremony or milestone events, invite indigenous speakers and include a reading of the land acknowledgement
- consider a monument to indigenous peoples, artwork in consultation with the Arts Commission which represents the diversity of the City, and include the indigenous people's flag

Cynthia Walter, 22 W Concord St agrees this is a great project that brings the land into vigorous use and enjoyment. She requested the waterfront be made the forefront of healthy living in New England. She highlighted suggestions that will bring residents, investments and tax revenue and be a modern model.

- Use only electric for energy sources- no gas
- Solar rooftops for energy- not just solar-ready
- EV charging stations/ EV dedicated garage
- Use gray and green infrastructure
- 10% housing for low-income residents
- Encourage a rent-to buy program
- Long-term soil monitoring

4. Changes to the Agenda: None

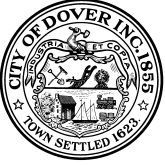
5. Correspondence: None

6. Old Business: None

7. New Business

A. Update from Park Sub-committee Meeting Held on October 6, 2021

Fracassa gave a report noting the subcommittee met with staff and members of the paddle sports community. Multiple people spoke their needs and concerns. All parties became more educated about the full



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scope of the project and the current and future needs of the paddle sport community. Options for access to the river and dock during construction were discussed.

Ciotti asked about funding for the needs of the rowing groups. They will need to acquire the funds along the same timeline of the project. These meetings will help clarify the timeline and needs for those groups so they can address funding needed.

B. Preview of Technical Review Committee Meeting Scheduled for October 21, 2021

Bird noted the waterfront plan is moving through the Planning Board process and the first step is the TRC process. This is a large plan so at least two TRC meetings are anticipated. Three members of CWDAC will be present as committee liaisons.

C. Discussion on Waterfront Tax Increment Finance and Funding of Public Improvements

Bird noted the City has certain obligations to make public improvements to the site to get it ready for development. Those are funded through the City's Tax Increment Financing District which was set up to create the waterfront TIF District. Funding plans are currently moving through the Planning Board and City Council in the form of the CIP. The CIP budgets \$4.2M in the next fiscal year and \$4.2M in the following fiscal year for these improvements. There will be public hearings about this topic at those meetings. This committee might want to take some action tonight to support the funding process and there are opportunities at those meetings for support during public comment.

Lynch asked the members if there is support for financing the project. Discussion occurred.

Motion: Cox moved that the CWDAC notify the Planning Board and City Council of our full support of the funding in the proposed 2023 - 2028 Capital Improvements Program for \$4.2 million in 2023 and \$4.2 million in 2024 for waterfront development site improvements and that this funding is crucial to allow the construction of the public improvements, as agreed to in the LDA, necessary to achieve a successful redevelopment project in partnership with Cathartes, Mettee seconded. Vote: U/A

D. Report on Status of Environmental Permitting

- a. Wetlands Permit**
- b. Alteration of Terrain Permit**
- c. Remedial Action Plan**

Bird noted Horsley Witten sent an update. The AOT permit is ready to be submitted next week.

For the wetlands permit, some changes are being made to support the mitigation plans. They are working on a detailed construction sequence to comply with the wetlands permit time constraints. That permit is also expected to be submitted next week. GZA is working on the Remedial Action Plan. The final permit should be submitted to DES in about two weeks.

8. Committee Member Comments: None

9. Adjournment

Motion: Mettee moved to adjourn the meeting at 6:29 pm. Drasher seconded. Vote: U/A