

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, May 17, 2022**
Meeting Time: **5:30 PM**

MEMBERS PRESENT: Dana Lynch (Chair), Dane Drasher, Matt Cox, Norm Fracassa (Vice Chair), Kim Schuman, Dennis Ciotti, Kyle Pimental, Otis Perry

EX-OFFICIO: Michael Joyal (City Manager)

STAFF: Steve Bird – Project Manager, Gary Bannon- Recreation Director

OTHERS: Cliff Blake, Rob Simmons, Dave Shea, Beth Fischer, Neil Hanson, Fred Loucks, others

1. Call to Order and Roll Call at 5:30 pm

2. Approval of Minutes from March 15, 2022

Motion: Cox moved to approve the minutes of March 15, 2022. Ciotti seconded. Vote: U/A with Pimental abstaining

3. Citizen's Forum: None

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business: None

7. New Business

A. Recap of Technical Review Committee Meeting Held on May 5, 2022

Bird gave the committee a recap of the TRC meeting held May 5. The private portion of the project went before TRC three times and the City portion went two times. The next step is to address the comments, revise the plan sets and present to the Planning Board at their June 14 meeting.

B. CWDAC Vote on Recommendation of Approval for Revised Cathartes Site Plan and Compliance With Design Standards

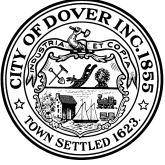
Rob Simmons of Cathartes presented changes to the plans that came up during the TRC process, including fire access lane behind Building A, reducing assembly space in Buildings C & D, trash pickup areas, and townhouse architecture.

Committee members asked some clarifying questions which were answered by Cathartes.

Motion: Perry moved to approve the waterfront development plans as presented by Cathartes (CPI Management, LLC), including the site plans prepared by Tighe & Bond and the architectural renderings prepared by Embarc Studios, dated April 18, 2022, as amended through TRC process, for purposes of forwarding such plans to the Dover Planning Board for review and consideration with a recommendation to grant Conditional Use Permits for building height and lot density. Ciotti seconded. Vote: U/A

C. Discussion on Horsley Witten/Ironwood Public Improvements Site Plan and Review of Park Design Options

Bird presented an update on the public improvements site plan for the project. The plans include street construction, utilities, shoreline stabilization and public park. He gave highlights about sidewalks and crosswalks, boat dock, landscaping and park amenities. He recommended the street names of Wharf, Grayrock, Ricker and Seavey for discussion. There are no proposed EV charging stations for the public portion of the project. He asked for the committee's opinions on that point. The committee agreed to hold off on deciding on street names to allow for more research and brainstorming.



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The committee discussed their opinions on including EV charging stations. They agreed to include some wherever possible (at least 2) within the public portion of the project. More research will take place regarding this.

It was suggested to think about a designated area for scooter parking.

D. CWDAC Vote on Endorsement of Horsley Witten/Ironwood Public Improvements Site Plan TRC Revisions

Motion: Perry moved to endorse the waterfront public improvements plans as prepared by Horsley Witten and the landscape plans prepared by Ironwood, dated April 15, 2022, as amended, for purposes of forwarding such plans to the Planning Board for review and consideration with a recommendation to add public electric vehicle charging stations in consultation with the Energy Commission and the Parking Commission. Ciotti seconded. Vote: U/A

E. Report on Two Applications for Waterfront Public Improvements Funding Submitted by City

Bird updated the committee on two grants that are being pursued:

1. Land and Conservation Fund- jointly with Parks and Recreation.
 - Submitted a letter of intent 4/27
 - Asking for funds towards pavilion and dock construction (\$500,000 max)
 - Matching grant/ overfunded providing \$650,000 with TIF funds
 - If successful, grant funds do not become available until 2023
2. Critical Flood Risk Infrastructure grant program through DES
 - Submitted application on 4/13
 - \$4.5M available. Requested \$955,000
 - Asking for funds for:
 - Stabilize shoreline
 - Storm water infrastructure and operation and maintenance
 - No local match required, but indicated we could provide \$400,000
 - If successful, grant funds become available September 2022

F. Report on Status of Environmental Permitting

a. Wetlands Permit

Public hearing at DES held on May 5 went well. DES is working on a decision letter. Once issued, there is a 30-day appeals time period. Following that, it goes to Governor and Council prior to the permit being officially issued.

b. Alteration of Terrain Permit

This permit was received on March 15.

c. Remedial Action Plan

GZA has submitted all of the required information to the state, and it is being reviewed.

8. Committee Member Comments: None

9. Adjournment

Motion: Fracassa moved to adjourn the meeting at 6:46 pm. Perry seconded. Vote: U/A