

**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, September 20, 2022**  
Meeting Time: **5:30 PM**

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

**EX-OFFICIO:** Robert Carrier (Mayor)

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

**OTHERS:** Cliff Blake, Tim Pavia, Mike Casimario, Ernie Clark, Jennie Thompson, Jen Fried

1. **Call to Order and Roll Call at 5:30 pm**
2. **Approval of Minutes from June 21, 2022**  
**Motion:** Drasher moved to approve the minutes of June 21, 2022. Goldman seconded. Vote: U/A
3. **Citizen's Forum:** None
4. **Changes to the Agenda:** Item 7B was removed from the agenda. It is anticipated to be presented in October.
5. **Correspondence:** None
6. **Old Business:** None
7. **New Business**

**A. Presentation from Dover Sports Complex Committee on Plans for Maglaras Park**

Ernie Clark presented information that has been in the works for over a year with the goal of giving Dover a first class indoor recreational sports facility. The City selected Maglaras Park as the best site for this project. The committee is working to find a developer to build the complex and join the public/private partnership. This group would build, manage, maintain and own the structure. The land lease is the only portion that would involve City funding.

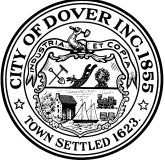
Three developers responded with interest and two were selected to continue the interview process. The next step is to visit with them and possibly do a feasibility study.

Some discussion occurred regarding the parking lot that will be in the dredge cell location.

The potential timeline for the project: choose the developer in October, have the City negotiate the ground lease with them over the winter, get permitting process going in the spring and ideally begin construction in 2023. Minimum requirements have been supplied to the potential developers along with a list of organizations interested in using the building. The committee will look to hear back from the developers their creative ideas for maximizing the project.

The primary users of the complex will be the recreation department and Dover schools prior to any outside groups being allowed access. The water sports groups are on the list of potential users, so it may work to add a space onto that building for their boat storage and water access.

Lynch: To maintain cohesiveness among the entire waterfront park, a member of the CWDAC could participate when needed with the Dover Sports Complex Committee regarding design elements.



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### **C. Report on Bid Process for Public Improvement Contractors**

Bird updated the committee on this item. Four bidders are prequalified and the City is providing them with the bid plans and specifications. The mandatory pre-bid meeting is set for October 5 and the bid due date is October 26. The bids will be reviewed by the City after the deadline.

The City is in the process of hiring an architect to design the pavilion. The money spent in the process of getting the building designed can be itemized as matching funds to the LWCF grant if received.

### **D. Report on Status of Environmental Permitting**

#### **a. Wetlands Permit**

In June the Army Corps of Engineers approved their wetlands permit. The NHDES permit was approved by the Governor and Council on August 17<sup>th</sup>. The City Council approved a resolution on July 13 to authorize a required payment to the state due to shoreline and wetlands impact.

#### **b. Alteration of Terrain Permit**

This permit approval was received on March 15.

#### **c. Remedial Action Plan**

The RAP permit was approved by NHDES on July 7.

### **8. Committee Member Comments:**

None

### **9. Adjournment**

**Motion:** Mette moved to adjourn at 6:29 pm. Drasher seconded. Vote: U/A