

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 26, 2023**
Meeting Time: **5:30 PM**

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

MEMBERS EXCUSED ABSENT: Dennis Ciotti, Kyle Pimental, Otis Perry

EX-OFFICIO: Robert Carrier (Mayor), J. Michael Joyal (City Manager)

STAFF: Christopher Parker, Deputy City Manager; Jamie Stevens, Waterfront Construction Manager

OTHERS: N/A

1. Call to Order and Roll Call at 5:34pm

2. Approval of Minutes from May 2, 2023

Motion: Mette moved to approve the minutes of May 2, 2023. Drasher seconded. Vote: U/A

3. Citizen's Forum: None

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business:

a. Presentation of minor adjustments by Cathartes

Rob Simmons, Cathartes reviewed the minor changes to color, location of windows, decks/balconies. Townhouse rooflines and windows won't change. He reviewed some outdoor seating arrangements.

Motion: Fitzgerald moved to accept the minor changes as presented. Goldman seconded. Vote: U/A

7. New Business

A. Presentation of Park Pavilion Building floor plans and designs- CJ Architects

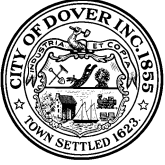
Carla Goodknight, CJ Architects gave the presentation and noted they have been working with the subcommittee to focus on the gateway to this new community while considering budget constraints and the benefits of the site and surrounding buildings.

They began their research by looking at the nearby areas to see what amenities are already in existence around the vicinity. She highlighted these.

The design focus was on a covered, public gathering space that would support a group as a focal point in this gateway. She showed some drawings and described a few details about levels, bathrooms, multi-use functions, and boat storage. She showed renderings of the proposed design from several views.

Ms. Goodknight answered questions:

- 2,300 sq ft footprint
- Boat storage entrance and lower level windows will have roll-down doors to pull down when not in use.
- The building will be able to be winterized



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Discussion occurred about furniture and making sure what is on this site is cohesive with what is on the rest of the project which will come later, and discussions will occur to be sure of this.

Discussion occurred about the cost of the project and the budget for it. There was a \$500,000 grant received to go towards it, but no other specific budget has been defined. This proposal has gone through several iterations throughout discussions with the subcommittee and materials of equal impact, but lower cost have been utilized when possible.

Ms. Goodnight noted the earth work/ concrete work/ foundation and slabs may fall under the budget of the site work package. An estimate was provided which falls between the target and the actual finished project wishful thinking number. Construction documents need to be created and specifications of materials need to be ironed out and go to bid.

C. Parker noted the grant has been approved for \$500,000. The estimated budget for the project that was sent with the grant application was \$1.3M which included costs for design work and the foundation. Once this goes to bid, we will find out if the estimates are achievable. Additional grant opportunities are being researched and will be applied for.

J. Stevens confirmed the site work and foundation along with decking on top is all part of the scope of work with Northeast Earth Mechanics.

Fracassa thanked the subcommittee for their work with CJ Architects on this project. He expounded on some of the rationale for decisions that have been proposed and commented on highlights of the proposed structure.

What are the next steps?

Once the committee approves the design, they will move forward creating a bid set to help define a better cost outline. This will include final decisions on materials and lighting.

Motion: Goldman moved to accept the park pavilion building floor plans and designs as presented. Brown seconded. Vote: U/A

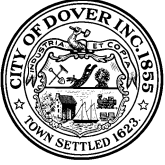
B. Waterfront Construction update- Jamie Stevens (Construction Manager)

Stevens updated the committee on the construction of the project so far including tree removal, site clearing, and the start of drainage install for phase I. The focus now is to get utilities off the end of lower Washington st and up towards the top of the site before winter. Great Bay has been relocated for safety during construction. All of the work so far is sub-surface work. Work will continue through the winter.

C. Parker noted the committee will need to be consider street names so they can be presented to City Council in the coming months.

C. Other Updates

Fracassa noted:



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- Mette, Lynch and Drasher have been appointed by Fracassa to connect with J. Stevens and City staff and Northeast Earth at their construction meetings so there is a CWDAC presence/ liaison. Only one liaison needs to attend each meeting.
- Fracassa will connect with C. Parker regularly to touch base on the committee's scope throughout the construction process and determine when meetings will be required.

8. Committee Member Comments:

Lynch

- Lynch and Fracassa attended the first construction meeting and he was impressed by the attendance of the contractors and how well J. Stevens has the project organized.

9. Adjournment

Motion: Lynch moved to adjourn at 6:40pm. Goldman seconded. Vote: U/A