

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 17, 2024**
Meeting Time: **5:30 PM**

MEMBERS PRESENT: Norm Fracassa (Chair), Jack Mettee, Dana Lynch, Kyle Pimental, Matt Cox, Sean Fitzgerald (Vice Chair), Steve Brown, Kim Schuman, Dane Drasher; Cliff Blake, Robert Carrier (Mayor), Christopher Parker, Deputy City Manager

MEMBERS EXCUSED ABSENT: Liz Goldman

MEMBERS UNEXCUSED ABSENT:

EX-OFFICIO EXCUSED ABSENT: Ryan Crosby (Executive Director DHA)

STAFF: Jamie Stevens

OTHERS: Adam Gilsdorf, Scott Bogle

1. Call to Order and Roll Call

2. Approval of Minutes from April 16, 2024

Motion: Lynch moved to approve the minutes of April 16, 2024. Fitzgerald seconded. Vote: U/A

3. Citizen's Forum:

George Maglaras, 65 Cochecho St and owner of a marina. He explained his support for the development at the waterfront. He also explained why the location determined for the Great Bay rowing boathouse is not appropriate. He expressed safety concerns about the skull boats using the water way due to all other types of vessels using it, many of which are very large and heavy and cannot stop for these smaller vessels. He is willing to help determine a better location for the rowing boat house. He answered questions from the committee relating to collisions and if they've been reported.

4. Changes to the Agenda:

None

5. Correspondence:

A phone call came in today from the state clarifying the location of the boathouse.

6. Old Business:

A. Waterfront Construction Update

A construction update was provided in the meeting materials. A written timeline from Northeast Earth Mechanics was distributed. C. Parker gave an overview of the progress. J. Stevens gave additional updates on the progress and timelines.

B. Private Development Updates

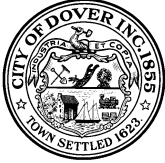
Rob Simmons from Cathartes provided a written update on the private development. C. Parker summarized the update.

C. Presentation and possible endorsement of lease with Great Bay Rowing

C. Parker reviewed the details of the lease negotiated with Great Bay Rowing. It is a ground lease for the boathouse/improvements. The City continues to own the land and will lease it to Great Bay.

C. Parker addressed questions and comments from committee members.

It was clarified that the City does not take a position or endorse Great Bay's usage of their skull boats on the water. The City will additionally provide signage with boating regulations and safety rules.

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Motion: Drasher moved to endorse the lease as presented as it meets the spirit and intent of having a paddle sports component on the waterfront. Mettee seconded. Vote: U/A

D. Presentation and possible endorsement of design of Great Bay Rowing Boathouse

Scott Bogle addressed Mr. Maglaras’ comments.
Adam Gisldorf and Margot Angelopoulos presented the proposed layout and design elements of the boathouse. Maps, architectural drawings, and video presentations were shown.

Great Bay members addressed comments and questions from committee members related to: exterior pathway, ADA compliance, meeting spaces, roof deck availability to public, elevations, exterior aesthetics and approved design guidelines available, and retaining wall. Committee members expressed appreciation for the aspects they approve of.

Timeline and next steps for moving this project forward were itemized by C. Parker. Great Bay will continue to meet with a smaller subcommittee of CWDAC to nail down the details throughout the project.

Motion: Lynch moved to endorse the concept boathouse design. Drasher seconded. Vote: U/A

E. General Project Updates

i. Payne Street pump station

An update was provided in the meeting materials and highlighted by C. Parker.

ii. Dredge Cell Closure/Parking Lot

An update was provided in the meeting materials and highlighted by C. Parker.

iii. Update on paver material selection

C. Parker gave background information, reviewed the status and requested direction from CWDAC as NEEM needs to order the pavers to keep the project on track.
Discussion ensued clarifying the request and options. Members gave their opinions of the options.

Motion: Lynch moved to proceed with ordering the Techo Blue Block with the condition that select members of the committee meet with them to set the design. Mette seconded. Vote: U/A

7. New Business

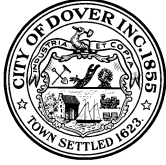
A. Non-paddle sports dock grant opportunity

C. Parker noted that staff is having ongoing conversations with the State of NH about two potential grant opportunities which may be used for the dock. He is suggesting the City direct NEEM to reprioritize the dock so it is a later element, so staff can pursue the grant opportunity and NEEM can focus on other park elements, such as the bridges and swings.

Motion: Mette moved to adjust the schedule to prioritize the park elements and address the sports dock later. Lynch seconded. Vote: U/A

B. Membership review

Committee member terms expiring in 2025 were provided to give a heads up for those who need to renew.



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9. Committee Member Comments:

Fracassa

- Liz Goldman unable to attend tonight, but will be in touch to catch up on the info.

Parker

- The meeting room will likely be unavailable in 2025 so CWDAC meetings will likely be at City Hall in the chamber.

10. Adjournment

The meeting adjourned at 8pm.