

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, November 19, 2024**
Meeting Time: **5:30 PM**

MEMBERS PRESENT: Norm Fracassa (Chair), Dana Lynch, Kyle Pimental, Sean Fitzgerald (Vice Chair), Jack Mettee, Steve Brown, Dane Drasher; Cliff Blake

MEMBERS EXCUSED ABSENT: Kim Schuman, Matt Cox, Liz Goldman, Robert Carrier (Mayor)

MEMBERS UNEXCUSED ABSENT:

EX-OFFICIO: Ryan Crosby (Executive Director DHA), Christopher Parker, Deputy City Manager

STAFF: Ken Mavrogeorge, City Engineer, James Burdin Business Development Coordinator

OTHERS:

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

2. **Approval of Minutes from September 17, 2024 (regular and workshop minutes)**

Motion: Lynch moved to approve the minutes of September 17, 2024. Mette seconded. Vote: U/A

3. **Citizen's Forum:**

None

4. **Changes to the Agenda:**

Item 7A moving up to after item 5

5. **Correspondence:**

Discussion about the Waterfront newsletter

New Business

A. Work on Park and Amenities

C. Parker noted that since inception the project has incurred over 1M of unanticipated costs. The bulk has been related to the soil conditions and the unknowns beneath the surface. There have been costs associated with the Dredge Cell closure and Payne Street pumpstation equal to half of that, and Finance Staff is accounting for that. The remainder has utilized the contingency available.

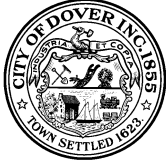
He gave specific details on the items that have created additional costs and where financial savings have occurred.

Staff would like to purchase the park amenities to lock in prices, as most of the unit costs are based upon allowances in the contract. At the last meeting, Jack and Dana moved to adjust the schedule to prioritize the park elements and address the motorized dock later. After consulting with NEEM, if we do this, we can afford all of the park amenities and have savings to address the bulkhead and potential soil issues under pad sites A, B and F.

Discussion ensued regarding engineering data to design the dock. There was general consensus to pursue the test pits in order to get better data.

Motion: Mette moved to have staff temporarily delay the installation of the motorized dock while continuing to pursue testing and redesign of it, and to move forward with all aspects of the public park including ordering the park amenities as soon as possible. Lynch seconded. Vote: U/A

Mette left the meeting at this time. Committee members continued to review the cost sheet provided.



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6. Old Business:

A. Public Improvements Update

A construction update was provided in the meeting materials.

Highlighted in the meeting:

- The phases of vegetation
- Payne St traffic pattern and potholes

B. Private Development Updates

A construction update was provided in the meeting materials.

Highlighted in the meeting:

- Building F timeline update

Update on status of Great Bay Rowing outstanding items including utilities invoice.

7. New Business

A. Work on Park and Amenities

See above.

B. Commemorative Donations

C. Parker outlined a plan to develop options for people to purchase commemorative benches, trees etc within Nebi Park. Crosby, Lynch and Blake volunteered to participate in getting the word out on the program.

Relating to item 6A:

James Burdin, Business Development Coordinator gave an update on the incubator project/modular commercial spaces on the gateway parcel. He answered questions from committee members.

8. Committee Member Comments:

Brown

- Great Bay opportunity for education on impacts to the Bay

Fracassa

- Personal notes of congratulations to Cliff Blake and condolences to Liz Goldman

9. Adjournment

The meeting adjourned at 6:55pm.