

CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Council Conference Room, 288 Central Ave, Dover, NH**
Meeting Date: **Tuesday, June 03, 2025**
Meeting Time: **6:00 PM**

MEMBERS PRESENT: Norm Fracassa (Chair), Sean Fitzgerald (Vice Chair), Jack Mettee, Cliff Blake, Kim Schuman, Dana Lynch, Matt Cox

MEMBERS EXCUSED ABSENT: Steve Brown, Dane Drasher, Kyle Pimental (late arrival), Liz Goldman

EX-OFFICIO: Ryan Crosby (Executive Director DHA)

EX-OFFICIO EXCUSED ABSENT: Robert Carrier (Mayor), Christopher Parker, Deputy City Manager

STAFF: Jamie Stevens, Project Manager, Ken Mavrogeorge, City Engineer

1. **Call to Order and Roll Call** at 6:02 pm
2. **Approval of Minutes from April 14, 2025**

Motion: Jack Mettee moved to approve the minutes of April 15, 2025. Danna Lynch seconded. Vote: U/A

3. **Citizen's Forum:**

None

4. **Changes to the Agenda:**

None

5. **Correspondence:**

None

6. **Old Business:**

A. Waterfront Construction Update

A construction update was provided in the meeting materials and discussed by Waterfront Project Manager Jamie Stevens. Discussion and questions as follows:

- Status of power from Eversource. Jamie Stevens provided an update on the talks with Eversource and long lead times for the switch gear.
- Norm Fracassa asked about new banners on the light posts. Cathartes is working with the City on bringing awareness of the waterfront district.

7. **New Business:**

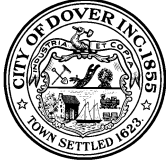
A. Review and possible endorsement on requested amendment to Site Plan Approved by Planning Board for building F and Courtyard

Rob Simons, Director of Development for Cathartes reviewed the following changes proposed for Building F:

- Building F: Phase 2 of the WF increases the unit counts and square footage per unit.
- CJ Architects is part of the project team for F.
- Adding amenities to F including roof deck.
- Carla from CJ Architects discussed the addition of full metal balconies and change in architecture style for F.

Committee Member Comments:

- J. Mettee and D. Lynch expressed support for the architectural changes. J. Mettee asked if there was some form of screening that could be implemented for the elevator shafts.
- C. Blake expressed support for the roof top amenity.
- D. Lynch asked questions about the availability of storage in the garage.
- N. Fracassa asked about the balcony sizes. CJ stated the balconies are 6'x8' and 6'x10'.



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- K. Schuman noted that the architecture style is not what was originally envisioned but that she likes the proposed change.
- M. Cox noted that the roof deck is a positive change but would defer comments on the architecture to others.
- N. Fracassa stated that the greenspace added around the building is a welcomed touch and a change from C & D.

Motion: D. Lynch moved to endorse the proposed changes to Building F and recommend Planning Board approval. C. Blake seconded. Vote: U/A

Rob Simons reviewed the following changes to the courtyard between buildings C and D:

- Changes to the outdoor space to facilitate outdoor seating spaces.
- Consolidated landscaping which provides more greenspace than the previously approved drawings.

Committee Member Comments:

- N. Fracassa asked R. Simmons to discuss grade changes within the space and public access restrictions due to the outdoor seating.
- R. Simmons confirmed that there is no turf within the landscape area.
- M. Cox stated that the outdoor dining and seating was a positive of the pandemic that brought life to otherwise under-utilized areas. M. Cox asked what the plan was for the off-season periods to activate the space and not look like a barren area.
- J. Mettee asked about the number of tables in the proposed restaurant. R. Simmons stated that they would hope to have 30 seats. J. Mettee is concerned that the outdoor space creates a barrier for free passage from the waterfront to the parking area.
- N. Fracassa would like to see what codes the outdoor dining must conform to and still allow for public passage around the center planting.
- K. Schuman had a question about the number of tables.
- D. Lynch proposed that the Committee endorse the change in the landscape provided that public access be provided around the perimeter of the landscape.

Motion: D. Lynch moved to endorse the concept of the changes between building C & D and recommend to the Planning Department for Administrative Approval. with the condition that the Applicant refines the design of the outdoor area to maintain public pedestrian access on both sides of the landscape median while maintaining flexibility for outdoor dining for tenants at buildings C & D. M. Cox seconded. Vote: U/A

8. Committee Member Comments:

N. Fracassa addressed future discussions about the role of the Committee and wanted to ensure that the focus for this year is to see the project through construction.

9. Adjournment:

The meeting adjourned at 7:25 pm.