

**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, October 21, 2025**  
Meeting Time: **5:30 PM**

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

**MEMBERS EXCUSED ABSENT:** Cliff Blake, Kyle Pimental, Liz Goldman

**EX-OFFICIO:** Christopher Parker, Deputy City Manager

**EX-OFFICIO EXCUSED ABSENT:** Robert Carrier (Mayor), Ryan Crosby (Executive Director DHA)

**STAFF:** Jamie Stevens, Project Manager, John Storer, Community Services Director, Ken Mavrogeorge, Deputy Community Services Director

1. **Call to Order and Roll Call** at 5:31 pm
2. **Approval of Minutes from June 3, 2025 regular meeting and September 16 Workshop**

**Motion:** J.Mettee moved to approve the minutes of both meetings, as presented. D.Drasher 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 video walkthrough of the project area was played for the committee. The video will be made available on the project web page (<https://www.dover.nh.gov/government/city-operations/planning/cochecho-waterfront-development/>) and promoted with various City e-newsletters.

C.Parker provided an update on the Nebi Park sign, confirming the location, adjacent to Seaport Way, and timing.

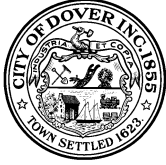
7. **New Business:**

- A. Nebi Park Operations and Maintenance**

John Storer provided an overview of the O&M plan that Ironwood submitted to the City and discussed the proposed implementation of that plan he intends to include in the FY27 budget, which is estimated to cost \$150,000 a year. Storer reviewed the various elements of the operations and maintenance (mowing, lawn care, clean up, pruning, trimming etc) and noted how those areas are above and beyond staff capacity and Community Services is reviewing options for outsourcing the work.

J.Storer and Ken Mavrogeorge reviewed general infrastructure maintenance and operations and discussed the processes underway to develop, with the installers and designers, operations and maintenance plans. Discussion ensued around the importance of securing the investments made by the community and the need to keep the project, which will be front and center in the community, at tip top condition.

General discussion was had about developing long term relationships with vendors and the private property abutters and the need to flesh out and support the requests J.Storer will make to fund the maintenance.



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J.Mettee motioned that the Chair appoint 3 to 5 members of CWDAC to a Nebi Park Maintenance subcommittee. The subcommittee will meet with Community Services staff to review opportunities and develop final plans for CWDACs review in November. Fitzgerald seconded. Vote: UA

N.Fracassa appointed J.Mettee, D.Lynch, and M.Cox to the committee and urged others to reach out to him if interested.

### **B. Post CWDAC Community Involvement**

N.Fracassa provided background on the inception/mission of CWDAC and noted that come June 1, 2026 the mission may well be completed. Before that point he wants CWDAC to consider how members, or the public, could stay engaged.

Discussion about how CWDAC is a committee of the Dover Housing Authority and how it might be replaced by a community-based committee. General discussion ensued about the need for engagement, the need for continued monitoring of maintenance and advocacy.

S.Brown raised various opportunities for the group to support Nebi Park, but also advocate for increased maintenance in other public spaces. He urged the new group develop a short- and long-range strategic plan.

M.Cox supported a new group, but suggested that it might be wise to wait and see what the actual need is, before pursuing anything formal.

Consensus was that CWDAC members should continue to consider options and members could propose options at a later date.

K.Mavrogeorge reminded members and the public that the City has a service request portal (<https://service.dover.nh.gov/RequestPortal>) and you can submit service requests if you see graffiti, damaged infrastructure or similar needs.

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

**None**

### **9. Adjournment:**

The meeting adjourned at 7:23 pm.