



CITY OF DOVER

COACHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Council Conference Room, 288 Central Ave, Dover, NH**
Meeting Date: **Tuesday, January 20, 2026**
Meeting Time: **5:30 PM**

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

MEMBERS EXCUSED ABSENT: Cliff Blake

EX-OFFICIO: Dennis Shanahan (Mayor), Ryan Crosby (Executive Director DHA)

EX-OFFICIO EXCUSED ABSENT:, Christopher Parker, Deputy City Manager

STAFF: Jamie Stevens, Project Manager; Ken Mavrogeorge, Deputy Community Services Director

1. **Call to Order and Roll Call** at 5:30 pm
2. **Approval of Minutes from October 21, 2025 regular meeting**
Motion: Steve Brown moved to approve the minutes of both meetings, as presented. Jack Mettee seconded. Vote: U/A
3. **Citizen's Forum:**
None
4. **Changes to the Agenda:**
None
5. **Correspondence:**
None
6. **Old Business:**
 - A. **General Construction Update**
Per attached Staff Memo
 - Questions
 - Q: How long will F take to build?
A: 17 months weather depending.
 - Q: Is the park exclusive to residents?
A: No. The park will be fully open to anyone who lives or visits the city.
 - Q: Landscaping on Payne Street appears to have it's mulch washing out after larger storms. What can be done to help address this?
A: The landscape improvements are not complete and some of the improvements will need to be addressed as part of other projects in the queue.
 - Q: Where is the transition of the Henry Law Ave project versus the Waterfront?
A: Somewhere near the edge of the former skatepark.
 - Q: What is the issue with the Dredge Cell?
A: The dredge cell needs to be closed. Plans are being submitted for final permitting.
 - B. **Pavilion Construction Update**
Per attached Staff Memo
Majority of work to be completed by end of January.
 - Questions:
 - Norm Fracassa: What is the opening on the left side of the pavilion on the first floor?
Jamie: A spot for notices and possibly a plaque.
 - C. **Bulkhead Construction Update**
Per attached Staff Memo



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- Questions

Q: Are the sheet piles from the bulkhead able to be fully removed?

A: Our goal is to remove as much as possible of the sheets and armor over whatever cannot be removed.

D. Art Update

Per attached Staff Memo

- Questions:

Q: Is there anything that can be done in the brick paver area within Henry Law as it was originally intended to be an art installation.

A: That is something to consider and bring to Community Services as they plan improvements to Henry Law Park.

7. New Business:

A. Establish Subcommittees to recommend

1. Use of Lower Level of the Pavilion

- Seeking 2 or 3 people to investigate options
- Ideas:
 - Vendor for Kayak Rentals
 - Kayak Storage near the paddle sports dock
 - Examples at college in Bristol, RI and in Kittery
 - Structures for Kayak storage

2. Nebi Park Grand Opening/Ribbon Cutting

- Seeking 2 or 3 people to plan the grand opening of the park and pavilion.
- Mayor Shanahan expressed interest in helping the volunteers.
- Liz Goldman would like to volunteer.
- Jamie Stevens offered to provide the guest list from the groundbreaking for the waterfront.
- Norm Fracassa mentioned reaching out to past City Officials and representatives of the indigenous tribes.
- Would the grand opening be open to the public?
 - Details have not been worked out.
 - Invite residents of the buildings, the public, and offering tours of the park.
 - Begin to plan the week of public events to kick it off.
 - Plan meetings for downtown businesses, and committees to understand how the park can be used.
 - Work with media services to add park information to the website and events.
 - Former Mayor Carrier noted that the Rec Advisory should be engaged for the park.
 - Kyle Pimental noted that the USA 250th birthday was also this year and the events should be considered.

B. Close out of Project

1. CWDAC Sunset

- Still some work left to be done including:
 - Buildings A & B
 - Landscape O&M
 - Less frequent meetings
 - HUD willing to continue CWDAC as long as the development is ongoing.

2. Project Dedication



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8. Committee Member Comments

Dana Lynch: Report out on the Nebi Park Maintenance plan. CS would work with NEEM to work on an O&M plan. The draft of the O&M plan is due by Feb 14th. Ken Mavrogeorge noted how CS was planning for the maintenance with regards to the FY27 budget season.

Meeting dates will be sent out as invitations. 2/17, 3/17, 4/21, 5/19, & 6/16.

Norm mentioned his participation at a City Council workshop.

9. Adjournment

Motion: Liz Goldman moved to adjourn at 7:05. D. Drasher seconded. Vote: U/A