

 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, April 19, 2016 Meeting Time: 5:30 pm
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PRESENT: Jack Mettee (Chair), Dana Lynch, Norm Fracassa, Kim Schuman, Carla Goodknight, Peg Purcell, Robbie Woodburn, Matt Cox

EXOFFICIO MEMBERS: Mayor Karen Weston, Michael Joyal

STAFF: Steve Bird – City Planner, Gary Bannon – Recreation Director

OTHERS: Amanda Gourage, Jeremy Lake, Jennifer Martel, Beth Fischer, Rob Roseen, Jeff Hyland, Sean O’Connell, Rachel Rawlinson, Chris Wyskiel, others

1. Meeting was called to order at 5:38 pm.

2. Minutes of March 15, 2016

Motion: Lynch made the motion to approve the minutes of 2/16/16, Cox seconded. Vote: Unanimous

3. Citizens Forum: None

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business: None

7. New Business

A. Jeremy Lake of Union Studio – Review of CWDAC Member Comments Summary

Mettee summarized the process that was used to gather comments and get them to Union Studio to assist in the creation of the recommended scheme plans.

Lake reviewed the tasks completed to date and the results from the last meeting. The comments received from members were summarized in a table and grouped by topic area.

B. Jeremy Lake – Review of Recommended Scheme

Lake reviewed a PowerPoint presentation showing the elements of the recommended scheme. The scheme is a hybrid of the previous schemes, taking the best parts of various schemes, based on input from members.

Lake: The scheme shifts River Street away from the river to allow for more park and would require some bluff removal. This would allow for development on the east side of River Street. Development could extend into the skateboard park if permission is granted. Plan calls for the bluff to be accessed from the existing street network and have a pedestrian connection to the waterfront. We are proposing an off-set intersection where Washington and River Street meet. There is a plaza at the knuckle with a dock for tour boats, motor boat slips and a kayak ramp.

The rowing dock is shown on the eastern end of the parcel, but that is subject to change. There are trails leading up to Maglaras Park. A boathouse near the boat dock is shown as an option.

Mettee: I really appreciate the effort that Union Studio made to organize the CWDAC comments. The plans accurately reflect the committee comments.

C. Rob Roseen & Jennifer Martel – Update on Pre-Permitting Meetings with State and Federal Agencies

Jennifer Martel of Ironwood presented dock location options and designs.

Martel: Our focus has shifted to dock design and permitting. We need to narrow down the dock location so permitting can proceed. We have been compiling all the previous maps and survey data so a base map can be prepared. We met with DES Wetlands Bureau staff to discuss docks. We have to demonstrate that the dock location is the least impacting alternative and consolidate impacts if possible. We need to demonstrate need with community support. We still need to identify mean high water and mean low water. We should consider the possibility of hiring a marine contractor that would build the dock. DES is looking into the status of the sheet pile wall to see if was permitted as a permanent or temporary structure. More than 2,000 square feet of dock requires mitigation. We submitted and have received the data check back from the Natural Heritage Bureau and we will have to do some field survey of species for three plants. The site is classified as a low brackish riverbank marsh. An updated wetlands survey has been completed. Dock location A, as shown on the recommended scheme is near an existing drainage way and near the widest mudflat, so that would tough to permit. Dock location B is a shorter pier and ramp and is further from the potential boathouse. The maximum slope for the ramp is 3:1. We recommend B, but DES would prefer C near the sheet pile wall. This is least costly but further from the boathouse. We have provided cost estimates for three options. You could add a kayak section to the dock instead of having a ramp, which DES did not like.

Rob Roseen: The two dock option could be sequenced with one for crew and one for tour boats. The sheet pile permitting is still up in the air. The best case scenario is that the wall is considered a permanent structure. Best case is that it is a temporary structure and would be looked at as a new permit.

Fracassa: The River Street location is shown on the west side of the pump station. What are the pros and cons?

Lake: More bluff excavation would be required with the street east of the pump station. It would make the pump station a more prominent feature. The offset provides some traffic calming.

Woodburn: The offset provides for a better restaurant location but it separates the development.

Lynch: The dock location is tied to the boathouse location.

Bannon: The distance to walk a crew boat is not a big issue for them.

Roseen: Dock B could be permitted but it would tougher.

Goodknight: We need to make the case for not all the docks and associated activities at the knuckle.

Cox: We need to take into account the considerable tidal flow coming downriver.

Woodburn: You need to be able to rotate the shell as you walk it down the ramp. Need to look at geometry.

Mettee: The potential conflicts at the knuckle is an issue. We need to look at what is best for the city long-term. Need to balance recreation with environmental impacts. What is behind the sheet pile?

Bird: I spoke to Dean Peschel about that. He says it was a riverbank and was back filled after the piles were put in place.

Joyal: I am very concerned with taking out the sheet piles. Dock C is a better location now, with the option of trying for dock B in the future.

Weston: Dock A should not be an option. Dock C is too much activity in one area. I would flip the float on dock B the other way.

Martel: The float on dock B could shift one way or another 20 feet.

Goodknight: We will need parking for the kayak users. I support dock B.

Lake: You need to reserve room at dock C for the tour boat option.

Purcell: There is a large kayak community out there.

Martel: A walk down ramp for kayaks would not work east of the knuckle.

Mettee: Could dock C be moved downriver?

Roseen: A little but not much due to the mudflats.

Joyal: Could the fixed pier be angled off shore to be closer to the float location of dock B?

Martel: It could be angled a bit.

Weston: I would support dock B.

Purcell: I support B with the float flipped.

Woodburn: Dock B is a good compromise.

Mettee: Is there consensus that the boathouse will not be closer to the plaza?

There was agreement with that.

Fracassa: I agree with Woodburn. If the boathouse is going to be on this site, I prefer that it be as far away from the knuckle as possible.

Goodknight: The second best location is B.

Lynch: I prefer that the dock B option be pursued, but I don't want the dock location to drive other site decisions.

Schuman: I prefer B like other members.

Cox: Dock B works for me. If the boathouse is better looking it could move west.

Mettee: There is clear consensus that option B is preferred.

Lake: We will be shifting our efforts to the dock and soil remediation tasks and begin to talk with Bird about the potential phase 2 tasks.

8. Committee member comments: None

9. Adjournment

Mettee declared the meeting adjourned at 7:15 pm.