



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, September 20, 2016**
Meeting Time: **5:30 pm**

PRESENT: Jack Mettee (Chair), Norm Fracassa, Carla Goodknight, Peg Purcell, Sean Fitzgerald, Robbie Woodburn, Jack Buckley, Dennis Ciotti, Kim Schuman, Matt Cox

EXOFFICIO MEMBERS: Mayor Karen Weston, Michael Joyal

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

OTHERS: Jennifer Martel, Dean Peschel, Rob Roseen, Jeremy Lake, Jon Ford, Dave Lamonthe, Chris Wyskiel, Rachel Rawlinson, others

1. Meeting was called to order at 6:05 pm.

2. Minutes of July 19, 2016

Motion: Buckley made the motion to approve the site walk minutes of 7/19/16, Cox seconded. Vote: Unanimous

Motion: Goodknight made the motion to approve the regular minutes of 7/19/16, Ciotti seconded. Vote: Unanimous

3. Citizens Forum: None

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business: None

7. New Business:

A. Progress Report from Union Studio on Phase 2 Work Tasks

Lake reviewed the tasks completed in phase 1 and reviewed the phase 2 tasks in detail. Much progress has been made in the last two months. The design team members will provide an update on each of the tasks.

1) Plant/Topo Survey and Bulkhead Inspection Results

Ford: Two staff from Horsley Witten conducted field survey looking for rare plants. Two rare plants were found in numerous location, the seaside brookweed and the little-headed spikesedge. We have located them on a map. We will work with the NH Natural Heritage Bureau.

Lamonthe: We needed to fill in the data gap to get topographic survey down to elevation minus 6. The bulkhead was reviewed. It is in good condition now and could be used in the future. May need to inspect the tie rods.

Mettee: With the plants sprinkled along the shoreline, how does restoration work if the plants are disturbed? Do you do additional planting?

Ford: We may need to plant new plants, but the main goal would be to avoid the impacts.

Mettee: How do we look at the tie rods?

Lamonthe: We would have to do test pits to inspect the tie rods. We need to find out the permitting status of the bulkhead. We need to have another pre-permitting meeting now that we have more information.

Mettee: How do we move this along?

Lake: We need to have grading plans to move the discussion along.

Goodknight: What is the scope of the urban design?

Lake: In addition to project management by Union Studio, it includes taking the block diagram to a more detailed level with building footprints and visuals.

Purcell: With the plant survey data would dock C be better and could we not argue that leaving the bulkhead in place is better than replacing it?

Peschel: The city obtained a wetlands permit for the dredging and the Army Corps of Engineers did the dredging, including building the bulkhead. They did not feel they were required to obtain a wetlands permit and it was left there.

2) Dock Design and Public Park Programming

Martel: There are two dock locations still being considered. The more detailed topo information was helpful to tweak the dock locations. We added the rare plant locations to the map. We changed the angle of dock C to make it easier to carry the crew boats onto the dock. We made the docks ADA accessible. The B dock was shifted downstream to avoid the rare plants and we were able to shorten the pier length. The B dock is more expensive to build. We did some visualizations of the dock locations. We produced a slide analyzing the pros and cons of each dock location.

Buckley: We should wait until we have more feedback from the permitting agencies.

Joyal: Have you looked at maintenance costs for both options?

Martel: We have not included that cost in our estimates but dock B would more expensive to remove.

Goodknight: Would dock C preclude large boat docking at the bulkhead?

Martel: Not an issue because there is a turning basin upstream.

Woodburn: Neither pier length is that long compared to others on the river. We should wait for state input.

Fracassa: Do you want us to make a decision tonight on the dock?

Martel: It would be helpful in the permitting process, but there are various options.

Weston: I would like to get a copy of the slide that looks at costs.

Martel talked about park programming and reviewed park goals. It will be a community park with entertainment, community, health and fitness, natural heritage, cultural heritage and art. We should develop a public process for input. We could form a sub-committee to reach out to the community and stakeholders.

Woodburn: I see a benefit to having public input on park design if possible.

Mettee: We have had a lot of public input during this process. Maybe you could develop bubble diagrams for people to react to.

Lake: A sub-committee could move this along and we don't just want to put the burden on Gary.

Mettee: I think that is a good approach.

3) Site Grading Plan

Ford: The grading plan is preliminary, but we need the information for waste remediation and to confirm that the concept plan works. We are close to being able to balance the site so we will not need to add fill.

Lake: Rob Roseen was able to meet with Tom Severino this week to get more detailed information on grading and we are still digesting the information.

Ford: Options for stormwater management are limited due to the contaminated soils. We need to meet water quality standards by using green infrastructure. We can design green streets and add filtering methods and street trees. Public areas can be designed to handle runoff from the private sites to allow for more intense development. We may need to have an updated survey of the site.

Goodknight: I would like to see the parking on the private side of the street. We need to reach out to existing groups for public input.

4) Waste Remediation Approach

Lamonthe: Outside of the floodplain most of the site will receive a 406 foot soil cap. In the floodplain two feet of soil will be removed and replaced by two feet of clean fill. All the permitting agencies have competing interests. We are looking at about 5,000 cubic yards of material that could be placed in the dredge cell. Stantec has done more testing of soils looking for petroleum contamination and found that the levels were acceptable.

B. Discussion on Adjustments to Recommended Concept Plan and Dock Design

Lake: The grading plan is half done and some of the studies were just completed. One issue with the concept plan is the location of River Street relative to the pump station. Are there any more issues that we need to discuss?

Mettee: The approach being taken is good. After you digest all the information there may be some adjustments. We will get some volunteers for the park design issues. Dock location needs to be decided but it appears that we are leaning towards dock B.

Bannon: We need to know the site slopes being planned for in order to decide on park design and programming. We need to have some idea of the size of the areas and slopes.

Lamonthe: We need to have more detailed complete site grading plan to show the permitting agencies.

Purcell: We could use the Recreation Advisory Committee and the Community Trail Advisory Committee for park input.

C. Discussion of Timing of Private Sector Development

Mettee: When do we bring the private developers into the process? We need to start that earlier than we originally were planning. We will talk about this at our next meeting.

A. Report on Grant Application for the NH Coastal Program Design Solutions for Coastal Resilience

Rosen: Not good news. It was a bit of a surprise that it did not score as high as we thought. Items that we thought were resilient were viewed negatively. They didn't like the hardscaping and the fact that we were impacting wetlands. We could have narrowed the focus of the grant to just the green shoreline treatment. The project still ranked high. We will try again next year.

8. Committee member comments: None

9. Adjournment: Mettee declared the meeting adjourned at 7:30 pm.

DRAFT