



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, August 15, 2017**
Meeting Time: **5:30 pm**

PRESENT: Dana Lynch (Vice Chair), Dane Drasher, Sean Fitzgerald, Robbi Woodburn, Norm Fracassa, Carla Goodknight, Peg Purcell, Kim Schuman (5:34), Matt Cox (5:45), Dennis Ciotti (5:45)

EXOFFICIO MEMBERS:

STAFF: Steve Bird – City Planner, Gary Bannon – Recreation Director, John Storer (Community Services)

OTHERS: Rachael Rawlinson, others

1. Meeting was called to order at 5:32 pm.

2. Minutes of July 18, 2017

Motion: Fracassa made motion to approve minutes of 7/18/17, Drasher seconded. Vote: 6 in favor with 1 abstention

3. Citizens Forum: None

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business:

A. Report on Bluff Excavation & Alteration of Terrain Permit Status

Bird: Please refer to the 8/11/17 memo from Horsley & Witten. Consultants have been finalizing design of overburden placement area south of dredge cell including hiring GeoInsight to analyze the slope stability. They have recommended some additional measures to compact the soil as it is placed to prevent erosion and increase stability. For the AOT permit Horsley & Witten is revising plan to reflect those measures and will send in the addendum to respond to the request for more information this week.

B. Report on Public Dock Construction Bid Process

Bird: Bids were due on July 25th, but we extended that to July 27th due to responses to questions from bidders. We received only 3 bids but all were higher than the budget of \$130,000 so all were rejected. Based on questions raised during bid process Ironwood has contacted Dori Wiggin of DES to see if some of the alternative materials and anchoring methods would require a permit amendment. Specs will be revised based on feedback from Wiggin and bidders. One issue was the short timeframe for constructing and installing the docks. After meeting with Legere, White, Bannon, and Martel we decided to reissue the bid in September and delay installation until spring. The good news is that the Governor and Council approved the wetlands permit last week so it is final.

C. Archaeological Assessment Phase 1-B Update

Bird: The archaeological assessment consultant, RGA, began field work on July 31st and they finished in one week. With the use of a City backhoe, three trenches were dug along the river on August 1st. Nothing significant was found in the trenches. One small prehistoric site was found between the old landfill and river down the river, but most was covered by landfill. Artifacts are in their lot to be washed and catalogued. Report will be completed by September 15th. Area is not located in a place that would interfere with development plans, maybe only a trail along the river.

D. Review of Developer RFQ

Bird: The current draft in front of you was prepared by Mike Gillis. He had agreed to assist in polishing it to make it more professional. I think this is a great improvement, much more readable and professional. I am looking for any comments, corrections, typos, etc. within the next week if possible.

Lynch: I want to say that this is big improvement but I am concerned with the requirement to prepare a detailed concept plan. This is an RFQ so I think requiring a concept plan will scare away some bidders.

Drasher: I had the same thought. It would be nice to get a plan but it should not be required.

Woodburn: It would be good for them to describe why they would be interested in one parcel over another.

Goodknight: I would say that the concept plan is encouraged. We can list the items as suggestions.

Ciotti: Leave the door open for plans but don't require them.

Lynch: We could bullet point some of the items.

Cox: I agree making it an option, but don't say encouraged. I don't want to discourage those that don't want to spend the money at this stage.

Ciotti: Do we require any bonding?

Bird: That would most likely be in second stage.

Lynch: Send comments to Bird by August 22nd so he can make changes.

E. Review of Updated Design Guidelines

Lynch: Different sections have been revised by members and most sections have been submitted to Bird. Authors will send finished sections to Bird by end of this week. We should strive to get it finished by the next meeting.

Bird: I will need time to combine the sections and work with Mike Gillis on the polishing.

7. New Business: None

8. Committee member comments: None

9. Adjournment: Lynch adjourned the meeting at 6:10 pm.