



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, March 20, 2018**
Meeting Time: **5:30 pm**

PRESENT: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Kim Schuman, Matt Cox, Sean Fitzgerald, Peg Purcell, Jack Mettee, Kyle Pimental, Dennis Ciotti

EX-OFFICO: Karen Weston (Mayor), Michael Joyal (City Manager)

STAFF: Steve Bird – City Planner

OTHERS: Robbi Woodburn, Kevin McEneaney, others

1. Call to Order

2. Election of Officers for 2018

Lynch: I have talked with Fracassa and he has agreed to serve as Vice Chair and I have not had anyone express any interest in being Chair, so I am willing to continue.

Motion: Schuman made motion to nominate Lynch as Chair and Fracassa as Vice Chair for 2018, Cox seconded. Vote: UA

3. Approval of Minutes from February 20, 2018 Meeting

Motion: Mettee made motion to approve minutes of 2/20/18, Cox seconded. Vote: UA

4. Citizens Forum: None

5. Changes to the Agenda: Lynch asked that the New Business be moved prior to Old Business.

Motion: Cox made motion to switch New Business and Old Business, Ciotti seconded. Vote: UA

6. Correspondence: None

7. New Business:

A. Report from RFP Sub-committee Meeting on March 15th

Bird: The sub-committee met to review the wording in the RFP as it related to the improvements planned to be made by the City and to review the draft cost estimates from the consultants as it related to the TIF budget. The consensus was that we should be able to complete the major improvements planned, including riverbank stabilization, site grading, bluff excavation, closure of the dredge cell, riverfront park and roadway construction to the binder course level. We won't know for sure until we complete the permitting process and go out to bid for the work.

Mettee: Why is dredge cell funding in the TIF budget?

Bird: It was included because there was contaminated soils on the waterfront that was going to be placed in the dredge cell.

B. Discussion on Draft Developer RFP and Timeline

Lynch: Bird has prepared drafts of the RFP and Abramson has provided good input. We still want to complete the RFP as soon as possible, but there are issues that need to be discussed tonight.

Bird reviewed the revisions that were made since the last meeting, including the public improvements section, issue date and due date, deposit section and confidential section.

Pimental: Were we going to add anything about the potential of an alternative layout of River Street?

Bird: At the last meeting we talked about that but I believe the conclusion was that you wanted to wait to see if any of the developers would be making that part of their proposal. Horsley Witten is taking a preliminary look at that option and how it would impact the developable areas.

Joyal: Would you be open to changes in layout that differ from the approved concept plan?

Lynch: The basic layout of roads and the public park couldn't change very much. The interior roads are not locked in and we are open to some flexibility in the development of the private parcels.

Bird: The more you propose straying from the approved concept plan the more you would have to convince CWDAC that the revised plan is better.

Weston: The realignment of River Street should be an alternative that is allowed.

Cox: The RFP is vaguer than it needs to be. We say that the developers should submit plans that are consistent with the concept plan and design guidelines. We could say that an alternative to River Street layout is allowed.

Fracassa: During the RFQ interviews some firms proposed altering River Street but we should clarify the language.

Lynch: We know that Abramson has some suggestions for changes to the public improvements wording in Section III.

Bird: I was speaking with Abramson before this meeting. I do not know the exact amendments he is proposing but I am under the impression that they would be to clarify wording in Section III.

Motion: Cox made motion that the RFP be issue with the amendments to clarify the wording in Section III per Abramson and an amendment to Section V-E to add that proposals should remain in conformity with the approved Concept Plan and the adopted Design Guidelines, with the exception that Developers may consider the realignment of River Street as it relates to the stretch between Henry Law Avenue and the existing pump station, Fitzgerald seconded. Vote: UA

8. Old Business:

A. Report on Bluff Excavation Progress

Bird: I received a progress report from Tom Severino yesterday. The removal of overburden from the bluff and the placement in Maglaras Park is complete. Blasting ended on March 15th and they estimate that it is 75% complete. They will start up again late this year to finish up. They have completed placement of rip rap on the blasted ledge surface. They have set up the rock processing operation, which will continue for at least two months.

Joyal: A developer could always propose to remove more of the bluff if they wanted to.

9. Committee member comments:

Mettee: Thanks to the sub-committee and staff for moving this RFP along in a timely manner.

10. Adjournment:

Motion: Ciotti made motion to adjourn at 6:15; Cox seconded. Vote: UA