



**CITY OF DOVER**

## COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – AGENDA

Meeting Type: **Regular Meeting**  
Meeting Location: **McConnell Center, Room 305, 61 Locust Street, Dover, NH**  
Meeting Date: **Tuesday, November 27, 2018**  
Meeting Time: **5:30 PM**

**PRESENT:** Dana Lynch (Chair), Norm Fracassa (Vice Chair), Kim Schuman, Kyle Pimental, Dane Drasher, Dennis Ciotti, Matt Cox, Peg Purcell, Samia Touma, Beth Fischer

**EX-OFFICIO:** Karen Weston (Mayor); Michael Joyal (City Manager)

**STAFF:** Steve Bird – City Planner, Gary Bannon – Recreation Director, Christopher Parker – Assistant City Manager

**OTHERS:** Gregg Mikolaities, Jeff Johnston, Robbie Woodburn

**1. Call to Order at 5:30pm**

**2. Approval of Minutes from September 18, 2018**

**Motion:** Cox made motion to approve minutes of September 18, 2018. Purcell seconded. Vote: U/A

**3. Citizen's Forum- None**

**4. Changes to the Agenda- None**

**5. Correspondence- None**

**6. Old Business- None**

**7. New Business**

**A. Update from Jeff Johnston – Cathartes**

Johnston: I am here to give an update on the progress of the development of the term sheet. Gregg Mikolaities joined the team to help with environmental issues, utilities and street grids. The desire is to grow buildings down River Street and we have started some work there. Some of it will depend on grading. First step is to get the term sheet signed. Then, between signing the term sheet and the LDA they can work on updating the Master Plan. There have been a few meetings about the term sheet and various drafts have been created. The next meeting is next Tuesday. They are learning about the site as they dig into it. They discovered sewer mains where the hotel was planned to be so adjustments need to be made. They will have more information in a few months.

Mikolaities: In August we had meetings with staff. In September there was a discussion about the pump station and the sewer pipes. In October there were conference calls and discussions about state permits. There was a brainstorm session with the City engineers. Eversource, Unitil and City staff discussed how to bring utilities to the site. In November Horsley Witten finished their 75% plan. They are focusing on site B but looking ahead at the larger plan. Currently they are reviewing environmental documents and looking at grading and utilities.

**B. Update on Public Dock Alteration and Removal – Gary Bannon**

Bannon: The layout had been a concern. A new plan was approved in the summer. Though it wasn't advertised as being open, there was positive response and utilization this summer. It took a while to coordinate schedules, but the dock was removed last week. The anchors and chains have been labeled for a smooth installation in the



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spring. He showed photos describing the angle of the dock. A plan will be worked out to get the equipment in and out each season without damaging the site.

### **C. Report on Bluff Removal Project and Expansion of Scope of Work**

Bird: There is an opportunity to expand the bluff removal footprint due to the sewer line found where the hotel was to go. By removing more of the bluff, it provides more flexibility for building layout. The material grinded down will be able to be utilized by the City on this project. There will be about 20,000 cubic yards of material produced. This will add 3-4 months of blasting to the schedule. Council approved the resolution on November 14<sup>th</sup> and have initiated a contract amendment with Severino Trucking and the blasting began a few weeks ago.

### **D. Report on Status of Environmental Permitting**

Bird: Due to the additional bluff removal, the alteration of terrain permit needs to be amended. That amendment should be filed in a couple of weeks. The site grading plan requires an alteration of terrain permit. The wetlands permit will include: isolated wetlands, shoreline stabilization work and the dock near the bulkhead. They are trying to work on some mitigation due to all of the construction around these wetlands. One of the options is to put conservation restrictions on other City-owned parcels of land. The application fee issue has not yet been resolved.

### **8. Committee Member Comments**

Lynch: Confirmed with the committee that the 3<sup>rd</sup> Tuesday of the month at 5:30 still works for everyone.

Lynch asked Drasher to give an update on his plaza schooner mast idea.

Drasher: I had a good discussion with the Mayor from the town where they added this to their waterfront. He has researched where to acquire the materials needed and has some leads. There will be a meeting and discussion with the Arts Commission.

### **9. Enter Non-Public Session**

**It was moved by Drasher and seconded by Ciotti to Enter Non-Public Session for Discussion on Term Sheet/LDA Negotiations per RSA 91-A:3 II(d) for consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.**

The committee took a roll-call vote (8 yes, 0 no) to enter non-public session at 6:11pm.

Members reentered public meeting.

**Motion:** Drasher made a motion to seal the non-public minutes, as divulgence would render the proposed action ineffective. Ciotti seconded. Vote: Unanimous

### **10. Adjournment**

**Motion:** Fracassa made the motion to adjourn at 7:25 pm. Drasher seconded. Vote: Unanimous