



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, January 29, 2019**
Meeting Time: **5:00 PM**

PRESENT: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Kim Schuman, Samia Touma, Peg Purcell, Dane Drasher, Jack Mettee, Beth Fischer, Sean Fitzgerald (5:15), Matt Cox (5:30), Dennis Ciotti (5:35)

EX-OFFICIO: Karen Weston (Mayor) (5:35), Michael Joyal (City Manager), Allan Krans (DHA)

STAFF: Steve Bird – City Planner, Christopher Parker – Assistant City Manager

OTHERS: Jeff Johnston, City Councilor Dennis Shanahan

1. Call to Order at 5:02 pm

2. **Motion:** at 5:03pm Fracassa moved 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 averse to those of the general community. Purcell seconded. Roll call vote: 8 yes- 0 no

3. Return to Public Session at 6:13 pm.

Motion: Ciotti moved to seal the minutes because divulgence of the information would likely render the proposed action ineffective. Seconded by Mettee. Vote U/A

Lynch stated that he was going to go to agenda item 9-C now.

9. New Business

C. Discussion and Possible Vote on Term Sheet

Bird: The term sheet is a product of negotiations between the City and Jeff Johnston the developer. A summary of the term sheet and copies of the term sheet were available to committee members. Staff recommends the committee move forward with a vote on this item tonight. This is first step in the process. It still needs to go before the Housing Authority board of directors and then to the City Council after this committee votes.

Parker: One big element of the term sheet is this will be turned into a development agreement which will include a concept site plan which this committee will help develop.

Motion: Mettee moved to approve the term sheet as presented to the committee and dated January 24, 2019. Seconded by Ciotti. Vote: 10 in favor, Fitzgerald opposed, passes 10 to 1. He would prefer to see more commercial.

Chair Lynch explained the next steps: There will be a period of due diligence to be completed in September. Submission of site plans for phase I should be received by the end of this year. The City will work closely with Cathartes to develop a concept plan for the remainder of the parcel. The goal is to commence construction by March of 2021.



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4. Approval of Minutes from November 27, 2018

Motion: Drasher moved to approve the minutes of November 27, 2018. Fracassa seconded. Vote U/A

5. Citizen's Forum

None

6. Changes to the Agenda

7. Correspondence

Bird mentioned the Housing authority reappointed four members to another 3 year term: Purcell, Lynch, Mettee and Fischer.

8. Old Business

None

9. New Business

- A. Report on Bluff Removal Project and Amended AOT Permit**
- B. Report on Status of Environmental Permitting**

Bird reported the State issued the amended AOT permit on December 19th. The blasting portion of the project continued through December and January and is almost complete. Rock processing will occur for the next month or two. The AOT permit for the rest of site is about to be submitted to DES. The wetlands permit is almost ready, but the wetland mitigation staff wants to have another meeting regarding mitigation. To clarify: the AOT for the additional bluff removal was approved. The AOT for the entire site has not yet been submitted.

10. Committee Member Comments

Purcell asked if the crushed rock will be kept on site to raise the grade. Bird explained it will not be used for that purpose. 20,000 cubic yards of material will be created to use for construction of roadways and utilities. Purcell further inquired how the grade will be raised. Bird clarified the northern side will be raised by excavating the hillside that leads to the private residence.

11. Adjournment

Motion: Mettee moved, and Fitzgerald seconded to adjourn at 6:23 pm. All in favor