



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 19, 2019**
Meeting Time: **5:30 PM**

PRESENT: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Samia Touma, Dane Drasher, Beth Fischer, Sean Fitzgerald, Matt Cox, Dennis Ciotti, Kyle Pimental

EX-OFFICIO: Michael Joyal (City Manager)

STAFF: Steve Bird – City Planner

OTHERS: Dave Lamothe, Tanya Justham, Gregg Mikolaities

1. Call to Order at 5:30

2. Election of Officers for 2019

Drasher nominated Lynch to continue as Chair of the committee. Seconded by Fischer. Vote U/A

Ciotti nominated Fracassa to continue as Vice Chair. Seconded by Drasher. Vote U/A

3. Approval of Minutes from January 29, 2019

Motion: Cox moved to approve the minutes of January 29th. Seconded by Fitzgerald. Vote U/A

4. Citizen's Forum- None

5. Changes to the Agenda- None

6. Correspondence: Bird presented a letter received from Mr. McManus just after the last meeting.

7. Old Business- None

8. New Business

A. Presentation on Remedial Action Plan (RAP) – David Lamothe & Tanya Justham of GZA

Bird: We've been discussing RAP so it's a good time for the experts to present what RAP is and why it's important and how it fits into our process.

Dave Lamothe is Principal for GZA, Tanya Justham is the project manager.

Justham gave a history of the Dover Waterfront site and what equipment and uses surrounded the site including industrial uses that caused environmental issues. In order to develop the site, we have to address the issues on the site which has been classified as a hazardous waste site and a petroleum site. That's where the RAP comes into play. It provides information to the state on what was looked at for potential remedial options, what was chosen to do and how it will be protective of humans and ecology on the site.

Lamothe said the impetus for doing the RAP is that it's a known contaminated site which has resulted in the site being restricted from a ground water management perspective. Most of the elevation is going to be raised six feet. It will be a straight cap- high visibility woven geotextile.

Lynch: This addresses what's in the ground and makes the site suitable for construction. Once we adhere to the regulations and get the RAP in place, we can get permits to move forward. There have been meetings with the State. What are the timeframes for submission and how long is the approval process?

Lamothe: RAP is tied to deed which should be recorded soon. The RAP can be finalized after that.



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Bird: The term sheet requires that Cathartes has a chance to review the RAP prior to sending to DES.

Lamothe said it should be ready for their review in a few weeks.

Justham: The State clock starts when they receive the RAP. There is a 12-18 month review period for a RAP. Several agencies will be involved in the review.

B. Report on Bluff Removal Project

Bird: The blasting is basically complete. They are doing rock processing now which will continue through April. Discussions will occur to determine the best location to store the materials that will be used later.

C. Report on Lot Line Adjustment Plan Between Waterfront Parcel and Maglaras Park Parcel

City Council approved a resolution on February 27th to allow the City to move forward with the lot line adjustment. The Planning Board approved the lot line adjustment at their meeting on March 12th. We should receive the final plans from the surveyor tomorrow. They will be signed by the Planning Board Chair and then get recorded at the registry. This will finalize the boundaries that the RAP will apply to.

D. Report on Status of Environmental Permitting

Bird: The Alteration of Terrain permit is the grading plan for the whole site. It was submitted to DES February 20th and is under review. The result will either be they send us a letter requesting more information or they will process and approve the application. The wetlands permit covers the wetlands that will be affected by the six feet of fill, the new dock system and the shore line stabilization. A pre-permitting meeting was held with various agencies. Most of the discussion was about mitigation. The shore line stabilization we are proposing is self-mitigating. It will solve an existing erosion problem. The engineering solution includes a green flex wall which will have salt-tolerant plantings. Another mitigation idea is to place conservation restrictions on other properties in the area.

E. Discussion on Term Sheet Status and Development Agreement Negotiations

Bird: City Council unanimously approved the term sheet resolution on March 13th. Outside Counsel is developing the next step- a development agreement. The development agreement is supposed to be agreed upon and signed by September 30th. In the meantime, Cathartes has agreed to develop a more detailed concept plan for the entire site.

Lynch reviewed the progress made over the last 4 years and commended the committee. He will aim to publicly promote the committee's processes as we move through the next steps. We will be working with Cathartes to make revisions needed to the site plan. He proposed assigning a sub-committee for this task.

9. Committee Member Comments

Pimental suggested Jennifer Jacobs at UNH is a great resource if we want to learn more about ground water. He is willing to reach out to her if and when appropriate.

10. Adjournment

Motion: Drasher moved to adjourn at 6:45pm. Seconded by Fischer. Vote U/A