



CWDAC PHASE 2 CONCEPT PLAN SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, 288 Central Avenue, Dover, NH
Meeting Date: Wednesday, July 29, 2020
Meeting Time: 9:00 AM

PRESENT: Norm Fracassa, Dana Lynch, Carla Goodknight, Sean Fitzgerald, Jack Mettee

OTHERS PRESENT: Jeff Johnston, Rob Simmons, Patrick Crimmins

STAFF PRESENT: Steve Bird Dave White

1. Meeting was called to order at 9:03 am.

2. Approval of Minutes from March 10, 2020

Lynch motioned to approve the minutes on 3/10/20, Mettee seconded. Vote: 5 in favor

3. Review of Site Grading Issues and Options

Bird reviewed the revised Tighe & Bond grading plan that Severino had reviewed and suggested to forgo the retaining wall in favor of a stone slope in an effort to reduce costs. Compared to the Horsley & Witten plan, this plan would reduce the amount of cut from 70,000 cubic yards to 55,000 CY. The idea is to try to minimize the amount of the hillside being moved due to the low quality soils. The amount of fill was estimated to increase from 40,000 CY to 43,000 CY. Bird had discussed the plan with Dave White, City Engineer and he suggested leaving the area of parcel D adjacent to the private parcel for a future phase and just doing a steep grade from the edge of the cross street to the property line.

Lynch confirmed that the Tighe & Bond grading plan was consistent with the fill requirements of the proposed RAP.

Fitzgerald confirmed that the fill would have to be brought in from offsite.

Simmons: We would have to use geo-piers for all out foundations.

Johnston: We want to create density nearer the river.

Simmons: You could wait on building the connecting cross street or just build an emergency access way for now.

Mettee: We really need to look at this as how we can modify the grading and road design to reduce the municipal improvements costs so we can spend those funds on park improvements.

Fracassa: How does this revised grading plan impact the previous concept plan you showed us last time? I am hoping to see you move your plan more in line with our original concept plan.

Simmons: We would like to take another look at designs and layouts of buildings once we get approval of the grading plan.

Lynch: I understand the goal of minimizing the site improvement costs to get to a good density plan. Cost savings can be shifted to other amenities.

Goodknight: The priority is to create a development that doesn't create larger buildings that fell like a wall that separates the rest of the site from the water.

Mettee: We will push back on anything that creates the perception that the water and park are not for all for the residents, not just the people in the first row of buildings.



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Johnston: We need to understand the costs of development versus how much density is required to pay for it. We need to do an analysis of costs versus revenues.

Fracassa: We need to balance the finances to get to a win/win situation.

Committee discussed the importance of communicating the reasons and benefits of the change in grading to the full committee and how best to explain the reasoning for that approach. Need to compare construction costs for the different scenarios. Maybe create a table of the before and after costs.

Johnston: CWDAC didn't have the benefit of the substantial geotechnical studies that we prepared as part of our due diligence. We will hold off on Parcel D for now and the connector road will be for emergency access at first, not public access. We will be pricing the River Street and Washington Street extension road improvements for phase 1 soon and that will be a reality check for our estimates for phase 2.

The committee asked Tighe & Bond to prepare a revised grading plan showing no development on Parcel D and only steep grading to the adjacent private property line. Add parcel labels to the plan also.

4. Review of Phase 2 Concept Plan – Jeff Johnston

Johnston stated that they would wait on additional work on the concept plan for phase 2 until CWDAC decides on the revised grading plan.

5. Discussion of Project Timeline and Next Meeting Date

The committee discussed wanting to have another sub-committee meeting to review the grading plan before bringing it to CWDAC. Picked August 20th for the next sub-committee meeting date, with the understanding that there would be no full CWDAC meeting until September 15th.

Lynch: I would like us to create a regular meeting date each month so we can plan ahead and not lose momentum.

6. Adjournment

Fitzgerald declared the meeting adjourned at 10:11 AM.