



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, September 15, 2020**
Meeting Time: **5:30 PM**

PRESENT: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Otis Perry, Dane Drasher, Jack Mettee, Dennis Ciotti, Matt Cox

EX-OFFICIO: Bob Carrier (Mayor), Michael Joyal (City Manager)

STAFF: Steve Bird – City Planner

OTHERS: Jeff Johnston, Rob Simmons

1. Call to Order and Roll Call at 5:30 pm

2. Approval of Minutes from June 16, 2020

Motion: Perry moved to approve the minutes of June 16, 2020. Ciotti 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. Report from Phase 2 Concept Plan Sub-committee on 7/29/20 & 8/20/20 Meetings

Fitzgerald was unable to attend the meeting but minutes from both meetings were provided to the Committee members. Lynch reported significant time was spent discussing the conditions on site during the due diligence process that Cathartes performed. The committee has been exploring how the soil conditions can best be adapted to the concept planning process.

Cathartes will be producing a revised conceptual site plan based on this new soil information.

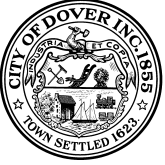
Jeff Johnston and Rob Simmons presented their findings. About 26 pits were dug all over the site to find out about the subsurface and what kind of foundations they can expect to build. On the large hill, it's all silty marine clay under the first foot of soil. It's not suitable for building pads or general construction. It would have to be moved before construction. They have been working on the most cost-effective plan to revise the grading plan and maintain the same design intent.

A couple of fill analysis were put together to share with the sub-committee. Johnston reviewed these grading plan options for the committee.

Lynch noted the park and the road plans will not change. What needs to happen tonight for Cathartes to move forward is for the committee to endorse the revision of the site grading plan to accommodate the soil conditions. The soils are unsuitable to build on and also expensive to remove. The committee is trying to find a more cost-effective way to develop the site by not removing all of the bad soil and still respect all of the design guidelines and goals for the development of the waterfront. That will be the focus from this point forward.

Mettee: How does this affect the schedule for Cathartes putting together the plan?

Simmons: If Cathartes can get the approval for proceeding with this presented plan, we can get the draft plan together before the end of the year.



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, September 15, 2020**
Meeting Time: **5:30 PM**

Lynch noted Cathartes should contact him if they need a meeting with the sub-committee any time over the next few months. They will be happy to look at drafts and discuss.

Motion: Mette moved to accept the revised grading plan put together by Cathartes. Drasher seconded.

Perry asked if the sub-committee has a recommendation on this matter. Lynch noted the sub-committee did accept the revised plan with the condition that an acceptable reconciliation of the utility looping issue is found.

Perry asked that the motion be amended to include the same language the sub-committee used. The committee members agreed.

Motion: Mettee motioned to accept the new grading plan as the basis of the phase 2 site plan with the condition that an acceptable reconciliation of the utility looping issue is presented. Drasher seconded.

Vote: U/A

B. Report on Bluff Removal Project

Bird spoke with Severino Trucking and they report all blasting is complete on the bluff portion of the property. The only remaining blasting to be done is where the Phase I building will go. Before they blast there, they want to make sure Cathartes and the committee are on the same page about the final elevations. There's only about 3,500 cubic yards left to blast which should only take about a week.

All of the processing/ rock grinding is done. The large pile of stone in the Phase II area is the material the City will use for construction on site. There is also a pile of stone dust Severino prepared for the City to use. There are some small piles on site that still need to be removed by Severino.

C. Report on Status of Environmental Permitting

- Bird updated the committee on the Alteration of Terrain permit. The permit is with DES. Horsley Witten has received verbal comments back from DES regarding water quality and sizing calculations for the bioretention systems. The plan will be edited, and those comments will be addressed.
- Bird reported Horsley Witten is responding to comments from DES regarding the wetlands permit application and also editing the plans and impact areas and stormwater revisions. They've been supporting Dover staff in discussions regarding the mitigation issue and whether the conservation approach or fee in lieu of approach or a combination of both will be most efficient.
- Remedial Action Plan: the plan has been submitted to DES. GZA is communicating with the reviewer regularly. The reviewer has requested project timelines so he can prioritize his review. The normal review time is 12-18 months, but GZA has asked the reviewer to complete his review and issue the permit in March or April of 2021 to allow the project to continue within the established timeline.

8. Committee Member Comments: None

9. Adjournment

Motion: Perry moved, and Mette seconded to adjourn at 6:05 pm. Vote: U/A