



CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **Council Chambers, City Hall, 288 Central Ave, Dover NH 03820**
Meeting Date: **Tuesday, June 16, 2020**
Meeting Time: **5:30 PM**

PRESENT: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Beth Fischer, Kim Schuman, Kyle Pimental, Otis Perry, Dane Drasher, Sean Fitzgerald, Jack Mettee, Dennis Ciotti

EX-OFFICIO: Michael Joyal (City Manager)

STAFF: Steve Bird – City Planner

OTHERS: Jeff Johnston, Cathartes

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

2. Election of Officers (Chair and Vice Chair) for 2020

Lynch agreed to continue as Chair and Fracassa agreed to continue as Vice Chair.

Motion: Fitzgerald moved, and Perry seconded to approve Lynch as Chair and Fracassa as Vice Chair of the Committee. Vote: U/A

3. Approval of Minutes from January 21, 2020

Motion: Perry moved to approve the minutes of January 21, 2020; Drasher seconded. Vote U/A

Jack Mettee joined the meeting at this time.

4. Citizen's Forum: None

5. Changes to the Agenda: None

6. Correspondence: None; Bird noted four members have been reappointed to the committee for three-year terms: Matt Cox, Kim Schuman, Carla Goodknight and Sean Fitzgerald.

7. Old Business: None

8. New Business

A. Report from Phase 2 Concept Plan Sub-Committee

Fitzgerald gave a report from the meeting in May with Cathartes highlighting some concerns they had about the soil. Committee members were given copies of the minutes of that meeting for review.

B. Discussion and Possible Vote on Amendment to Development Agreement: extension of deadline for submission of updated concept plan to CWDAC from 6/1/20 to 3/31/21

Bird reported since the term sheet was signed, much information has been discovered such as soil and other issues. Since more research will be needed to solve some issues, it was discussed prior to COVID19 to extend the deadline. Now there have also been delays and no sub-committee meetings due to the virus so the above recommendation is now requested. The date is configured around the expected approval date for the RAP and won't affect the overall timeline of Phase 2.

Bird explained the anticipated timeline regarding the RAP.

Jeff Johnston gave a quick update on the big picture of the soil issues.

Motion: Perry moved to recommend to the Dover Housing Authority the approval of the LDA amendment to grant the extension to March 31, 2021 for submission of updated concept plan. Fitzgerald seconded. Vote: U/A



CITY OF DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **Council Chambers, City Hall, 288 Central Ave, Dover NH 03820**
Meeting Date: **Tuesday, June 16, 2020**
Meeting Time: **5:30 PM**

C. Report on Status of Environmental Permitting

- Bird stated COVID19 has had an effect on the permitting process.
- The DES wetlands permit application was submitted October 30th. DES has 75 days to review and ask for more information or approve the permit. More information has been requested. Dover has requested and received an extension until July 8th to supply that information. Horsley Witten has been making revisions to address those issues. Mitigation is the main issue. One method is to have the City put conservation restrictions on parcels of City-Owned land. About 6-8 parcels have been submitted to the State, but they have not been accepted. The other method is to make a payment based on a formula for the project. The fee would be about \$142,000. They are asking the State if they can do a combination of land conservation and payment.
- Bird updated the committee on the Alteration of Terrain permit. Dover received a letter from the State on March 15, 2020 requesting more information on ten items. A response to that was submitted on April 10, 2020. DES submitted comments back on May 12th. The response has been prepared and intends to be submitted this week along with updated plans.
- Blasting occurred in February and March and Severino has been crushing the rocks. They have about five more weeks of crushing to go. The final grade of the sites will be designed, and the work will begin in mid-July. A final round of blasting will need to occur at that time as well. The blasting was stopped in March due to the fish run in the river restrictions at that time of year.
- Remedial Action Plan: Cathartes performed sub-surface investigations throughout 2019 and contamination was found and reported. More investigation was needed, and the work was done in May. A report will be compiled and sent on to the State with the findings. Two circular brick structures were found about three feet down. One of these was the source of the petroleum-type contamination. The samples are at the lab and the results will be included in the report.

The RAP document had to be amended to account for this finding. Cathartes signed off on the updated document in May. The RAP should be submitted to DES very soon. The original timetable was 12-18 months for the RAP to be approved after submission but since the City has been in contact with DES that timetable can hopefully be shortened a bit.

- Phase I Site Plan: Cathartes worked on this plan and submitted it to the Planning Board on January 31st. On February 20th, the City held a Technical Review Committee of the plan and provided feedback. There will be a second Technical Review. COVID has slowed the progress over the last few months. There was a call held on June 3rd to discuss the compatibility of the Phase I Site Plan with the construction plans Horsley Witten has for the reconstruction of River St.
9. **Committee Member Comments:** Bird noted the meeting schedule is being looked into whether all meetings will be occurring in this room or moving into additional rooms. He will update when and where next meeting will occur.

10. Adjournment

Motion: Perry moved, and Fischer seconded to adjourn at 6:15 pm. All in favor