



# WATERFRONT DEVELOPMENT

## Update

February 6, 2021

### Cochecho Waterfront Development Advisory Committee

Dana Lynch, Chair

Jack Mettee

Matthew Cox

Otis Perry

Kimberly Schuman

Sean Fitzgerald

Dane Drasher

Kyle Pimental

Dennis Ciotti

Norm Fracassa

Steve Brown

Elizabeth Goldman

#### Ex Officio:

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City Manager

Allan Krans

Dover Housing

Authority

Executive Director

Robert Carrier

Mayor

## Letter from the Chair

Quite a bit of water has passed under the Makem Memorial Bridge since our last newsletter. Site design, planning, and permitting have all been moving forward, despite the complexities and challenges created by the ongoing pandemic.

A revised Concept Site Plan was recently submitted by Cathartes, ahead of schedule, and site design efforts for the full project have recently been initiated. Over the coming months, CWDAC will be reviewing the site and architectural designs prior to their submission to the Dover Planning Board.

On behalf of the entire Committee, I'd like to publicly welcome our new members, Liz Goldman and Steve Brown. I thank them for volunteering time to serve their community as part of such a significant endeavor.

Now that ledge removal along River Street has been completed, various State permits near approval, and City review of final designs nears, the redevelopment effort is growing significantly closer to becoming a reality.



**Dana Lynch, Chair**

Cochecho Waterfront Development Advisory Committee

**Concept site plan update approved by CWDAC**

At the January 19 meeting of CWDAC, representatives from Cathartes presented a revised concept plan for the waterfront that included the entire waterfront parcel. This revised plan took into account various site constraints that came to light after due diligence on the part of Cathartes that began in 2019. This revised plan was the result of several meetings with CWDAC during the latter part of 2020. The plan proposes:

- three mixed use buildings with a total of 291 residential units and 30,000 square feet of commercial space,
- a 59-unit apartment building,
- a 40-unit condominium building and
- 23 townhouses.

There are also 159 covered parking spaces and 359 surface parking spaces.

CWDAC voted unanimously to approve the revised plan. This approval allows Cathartes to begin the preparation of detailed site plans that will be reviewed by CWDAC prior to being submitted to the Dover Planning Board for site plan review.

The Cathartes concept plan shown below was prepared by EMBARC Studios of Boston.



In addition to the site layout plan, EMBARC prepared conceptual architectural renderings including the one below. This rendering represents a view looking south with the Cochecho River in the foreground. As part of the design and review process, Cathartes will be required to address the Waterfront Design Guidelines prepared by CWDAC in 2017. These guidelines can be found on the City’s website here: [Waterfront Design Guidelines](#).



COCHECHO WATERFRONT DEVELOPMENT  
JANUARY 19, 2020

AERIAL VIEW FACING SOUTH-SOUTH WEST

EMBARC

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## CWDAC adds two new members

Since the previous CWDAC newsletter of March 2020, two members of CWDAC have resigned. Beth Fischer, a member since 2018, resigned in October to take on her appointment to the NH Housing Appeals Board. In September Carla Goodknight also resigned since she is no longer a Dover resident. These valuable members will be missed, because they brought expertise to CWDAC in the areas of real estate and architecture.

In January of this year, Dana Lynch, CWDAC Chair, recommended to the Mayor and City Council that Elizabeth Goldman and Steve Brown fill the vacancies on the committee. The Council recommended these individuals to the Dover Housing Authority, which voted on January 15<sup>th</sup> to approve their appointments.

Ms. Goldman has served on numerous boards and committees for the City over the years and is currently a member of the Transportation Advisory Commission. Mr. Brown recently participated in the Greater Dover Chamber of Commerce's Citizens' Leadership Academy, which sparked his interest in volunteering to serve on CWDAC.

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## Severino completes bluff excavation and blasting work

As of January 1, Severino Trucking, in cooperation with Maine Drilling & Blasting, completed the blasting and excavation of the bluff adjacent to the waterfront. Severino removed about 3,500 cubic yards of material during the latest phase of the project, which took only several weeks beginning in early December. This project was started in 2018 with several scheduled postponements to minimize environmental and neighborhood impacts.

This is a picture of the excavation site on the waterfront taken on January 14.



Much of the excavated material will be used to raise the elevation of the waterfront site in preparation for future building development. The remaining materials consisting of processed rock and stone dust will be used by the City to construct streets and utilities on the waterfront site as part of the site development process.

