



# WATERFRONT DEVELOPMENT Update

## Cochecho Waterfront Development Advisory Committee

Dana Lynch, Chair

Jack Mettee

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EX OFFICIO MEMBERS:

J. Michael Joyal, Jr.

March 24, 2020

## A Message from the Chair

Dear Friends of the Waterfront,

This edition of our newsletter provides a glimpse of CWDAC's on going work with City staff and Cathartes to continue to move the Cochecho Waterfront Redevelopment Project forward. We are currently reviewing designs and monitoring permitting for Phase 1, with plans to begin construction in early 2021. CWDAC's primary responsibility during this period is to review the project design details as they relate to the Design Guidelines adopted in 2017 as well as the general community goals set forth in the Design Charette and the Site Layout Concept Plan.



Dana Lynch

We urge you to stay engaged in the coming months as details evolve and we grow closer to commencement of construction activities.

Dana C. Lynch, Chair

## Site Plan for Phase 1 Begins

Another big step in the redevelopment of the waterfront has begun. Since the Development Agreement was signed in September 2019, Cathartes Development has been working with CWDAC to prepare a detailed site plan for the development of

City Manager

**Allan Krans**  
Dover Housing  
Authority  
Executive Director

**Robert Carrier**  
Mayor

To contact the committee, or to share comments, visit our contact form on the project [website here](#).

### More Information

For more information about the Cochecho Waterfront Development Advisory Committee and development of the City's waterfront property, or to contact the committee, visit the City of Dover's [waterfront development page here](#).

### CWDAC Mission Statement

*"... [T]o provide a vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter nature, conduct business*

Phase 1 of the waterfront project. During this process, Cathartes met with a subcommittee of CWDAC on four occasions to discuss the site plan and architectural renderings of the buildings.



On Jan. 31, 2020, Cathartes submitted a full site plan set to the City to begin the review process. The detailed site plans include two buildings containing 155 multi-family units and 3,040 square feet of commercial space. There are 237 parking spaces -- 50 on the first floor of one building and 187 behind the buildings. The plan set also includes site grading, utility layout, landscaping plans, floor plans and architectural building elevations.



CONCEPTUAL RENDERING  
COCHECHO DEVELOPMENT, 2018, BY  
**EMBARC**  
EMBARC ARCHITECTURAL DESIGN

The City's Technical Review Committee reviewed the plans on Feb. 20. Based on comments from that meeting, revised plans will be completed in the next several weeks. The Planning Board will hold a public meeting to review the project later this spring.

## Permitting Activities Still in Process

Wetlands Permit

*and learn of  
Dover's past."*

The City submitted a Wetlands Permit Application to the NH Department of Environmental Services Wetlands Bureau on Oct. 29, 2019 to allow a number of actions including impacts to fresh water wetlands, restoration of the Cochecho River shoreline, and installation of structures for the waterfront park including the docking facility. While the application is administratively complete, DES has requested additional information from the City. The amended application with this information is expected to be submitted to DES by the end of March.

#### DES Alteration of Terrain Permit for Bluff Excavation

In December, the City Council approved a resolution to expand the Severino contract to permit additional bluff removal to enlarge the site for the Phase 1 development. This action required an amendment to the original NH DES Alteration of Terrain Permit. DES issued an approval in January to allow blasting to begin in early February. Prior to restarting the blasting on site the City held a neighborhood meeting in February to answer any questions that residents had. Blasting will be suspended in mid-March due to permit restrictions related to fish runs in the Cochecho River. A small amount of additional blasting will be completed after July 15. The photo below shows the excavation site on the waterfront taken on March 5.



#### Remedial Action Plan for Waterfront

As part of the redevelopment of the waterfront property, the City is required to develop a plan to address the contamination that still remains on the site even after years of environmental remediation measures. Known as a Remedial Action Plan (RAP), it must be prepared and submitted to the NH Department of Environmental Services for approval. The RAP will recommend measures or a combination of measures to ensure control of contaminants such that there will be no adverse effect to human

health or the environment. The RAP is scheduled to be submitted to the state by the end of March.

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## Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, Jan. 21, 2020.

To view the meeting online, [click here](#).