



# WATERFRONT DEVELOPMENT

## Update

May 4, 2022

### Cochecho Waterfront Development Advisory Committee

Dana Lynch, Chair  
Norm Fracassa, Vice  
Chair  
Jack Mettee  
Matthew Cox  
Otis Perry  
Kimberly Schuman  
Sean Fitzgerald  
Dane Drasher  
Kyle Pimental  
Dennis Ciotti  
Steve Brown  
Elizabeth Goldman

#### Ex Officio:

J. Michael Joyal, Jr.  
City Manager  
  
Ryan Crosby  
Dover Housing  
Authority  
Executive Director  
  
Robert Carrier  
Mayor

## Letter from the Chair

While CWDAC meetings have been a bit less frequent than usual, much is being accomplished toward completion of design coordination and permitting. This intensive review of the plans and details of the full development of the waterfront will ensure that the finished product meets all of the applicable guidelines and standards.

Cathartes, responsible for the private portion of the development, has been working closely with the Planning Board Technical Review Committee to address technical comments from the various City departments before continuing to the Planning Board for site plan review. Concurrently, the City has been working with its consultants and the New Hampshire Department of Environmental Services to secure the permits for shoreline stabilization and docks along the Cochecho River, environmentally sound treatment of stormwater, and remediation of any remaining contamination on the site that is encountered during construction.

As we grow closer to commencement of construction on the site, hopefully this summer, CWDAC and the Arts Commission are already planning for artwork amenities that will provide the finishing touches to the park. This community park will be the jewel of our downtown!

Much work lies ahead, but the members of CWDAC are looking forward to some big changes in the near future. Stay tuned!



**Dana Lynch, Chair**

Cochecho Waterfront Development Advisory Committee



The waterfront, as seen this week from Washington Street.

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## Public art in the waterfront park

At the [March 15, 2022 CWDAC meeting](#), Cliff Blake and Jane Hamor of the Dover Arts Commission, presented a strategic plan for art in the waterfront park. The Arts Commission's plan includes the following goals:

1. Develop a welcoming, engaging, and unique space that makes Dover a destination that stands out on the Seacoast through Creative Placemaking.
2. Reflect the energy, culture, and diversity of the community.
3. Create a destination that bolsters economic development.
4. Establish locations for art.

Topics discussed during the meeting included locations for the public art, when to incorporate the art into the construction phases, the positive economic impacts of arts and culture, how to obtain community feedback on public art and grants and funding opportunities. Half a dozen locations for public art were recommended in the waterfront park as shown in the map below.

CWDAC members expressed appreciation for the presentation and voted to endorse the Arts Commission's strategic plan for art in the waterfront park.



## Update on CWDAC member terms and leadership

At the most recent [CWDAC meeting on March 15, 2022](#), the members voted to re-elect Dana Lynch as Chair and Norm Fracassa as Vice Chair of CWDAC. Their terms will run for a year. Members expressed their appreciation for the fine leadership that both have demonstrated over the years.

In February of this year, Dana Lynch, CWDAC Chair, recommended to the Mayor and City Council the reappointment of existing members Elizabeth Goldman, Dana Lynch, Jack Mettee and Otis Perry to another three-year term. On Feb. 23, 2022, the Council recommended these individuals to the Dover Housing Authority, which voted on March 22, 2022 to approve their appointments, which run through 2025.

Congratulations to these dedicated volunteers.

## Update on environmental permitting

### DES Alteration of Terrain Permit

On March 15, 2022 the New Hampshire Department of Environmental Services (NHDES, DES) approved the Alteration of Terrain (AOT) permit. The AOT permit covers all of the site grading and storm water designs being proposed on the property.

### Wetlands Permit

The City is anticipating approval of the Wetlands Permit by the NHDES Wetlands Bureau in the next few months. The City and Horsley Witten, an environmental consultant for the project, have been working closely with DES staff to provide all requested additional information. DES has scheduled a public hearing on the application on May 5. The public hearing will be held at the DES offices at Pease Tradeport, 222 International Drive, Suite 175, Room A at 2 p.m.

### Remedial Action Plan for Waterfront

As part of the redevelopment of the waterfront property, the City and its consultant, GZA, has developed a plan to address the contamination that remains on the site even after years of environmental remediation measures. Known as a Remedial Action Plan (RAP), it was prepared and submitted to NHDES in June 2020. The RAP recommends a combination of measures to ensure control of contaminants such that there will be no adverse effect to human health or the environment. GZA submitted a reply to a request from DES staff for additional

## **Waterfront public improvements contractor request for qualifications (RFQ)**

The City issued an RFQ to solicit potential construction companies interested in the construction of public improvements on the waterfront. The RFQ was issued on Feb. 24 and responses were received on March 17. Four responses to the RFQ were submitted from interested companies. The companies are:

- Northeast Earth Mechanics, LLC – Pittsfield, N.H.
- Sargent Corporation – Stillwater, Maine
- Severino Trucking Co., Inc. – Candia, N.H.
- S.U.R. Construction, Inc. – Rochester, N.H.

The Purchasing Agent and other City staff reviewed the submittals. All four companies were found to meet the qualification and experience requirements and were notified that they would be invited to submit detailed Requests for Proposals once the bid documents are finished.

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### **Paddlesports dock installed for the season**

A sure sign that winter is behind us is the annual installation of the paddlesports dock in the Cochecho River on the waterfront.

This work was accomplished on March 31 by Gary Bannon, Recreation Director, with the assistance of staff and equipment from Community Services and volunteers from Great Bay Rowing Club.

The public dock is fully ADA accessible and includes a launch for easy access to the river for kayaks and canoes. The design of the low profile dock provides for safe access for crew boats.

As the weather warms up, please feel free to use the dock to get out, enjoy the beautiful tidal Cochecho River, and experience all the beauty that nature has to offer.



In the photo above, Gary Bannon, the City of Dover's Recreation Director, assists with the installation of the paddlesports dock, along with Great Bay Rowing Club volunteers and Community Services staff.

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## CWDAC meets next on May 17

The Cochecho Waterfront Development Advisory Committee will meet next on **Tuesday, May 17, at 5:30 p.m.** in Room 305 at the McConnell Center.

The agenda, once confirmed, will be posted on the city's calendar of [upcoming meetings here](#).

## Missed the last meeting? Watch it online now

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, March 15, 2022.

To view the meeting, visit <https://dovernh.viebit.com/player.php?hash=vePB9F4DVOUQ>.



# DID YOU KNOW?

This moment in Dover's waterfront history

The current chair of the Cochecho Waterfront Development Committee, Dana Lynch, has been involved with the waterfront project for decades.

In 1996, Lynch helped deliver a presentation to the City Council about a vision for breathing new life into the city's roughly 35 acres of waterfront property off River Street. Lynch was chair of a newly formed Waterfront Long Range Planning Committee, then under the umbrella of the Greater Dover Chamber of Commerce. He told the City Council then that the parcel had great potential for new development.

Lynch was named volunteer of the year in 1999 for his contributions on various initiatives, including the waterfront.

In the subsequent years, Lynch remained involved in efforts to revitalize the waterfront, including several proposals by local and regional developers, and the dredging of the Cochecho River. In the photo below, which appeared in a Foster's Daily Democrat special section on the waterfront in 2002, Lynch can be seen reviewing one of four plans being considered at that time.

It took nearly another 20 years, but with a preferred developer chosen, and a plan expected to be before the Planning Board this year, the waterfront project is closer than ever to realizing a vision hatched many decades ago.



