



## Cochecho Waterfront Development Advisory Committee

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## A Message from the Chair

Dear Friends of the Waterfront,

Welcome to the fourth edition of the Cochecho Waterfront Development Advisory Committee (the Committee) newsletter. In our March newsletter, we summarized the results of the Real Estate Market Study that was prepared by Abramson & Associates. We also discussed the adoption of the Waterfront Tax Increment Finance District (WTIF) by the City Council as a tool to finance the public improvements on the waterfront.



**Jack Mettee**

At our meeting on March 31, we heard from Tim Paiva of the Seacoast Swimming Association and its efforts to develop the Jenny Thompson Aquatic Center at Maglaras Park adjacent to the waterfront. This proposed 42,000-square-foot facility will include two pools, multiple locker rooms, meeting space and seating for over 900 spectators. Such a facility could provide an important economic generator for both the waterfront and the city. Read more in the article below.

A second presentation was provided by Gary Bannon, Director of the City's Recreational Program about the proposed temporary launch facility on the Cochecho River

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**Allan Krans**  
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 Executive Director

**Karen Weston**  
 Mayor

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

**Upcoming meetings:**

**Cochecho Waterfront Development Advisory Committee**

- The next meeting of CWDAC has not been scheduled. Visit [www.dover.nh.gov](http://www.dover.nh.gov) for an updated meeting calendar.

**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](#).

on the waterfront. The article below provides more information about this project.

The next task for the Committee will be the selection of a design team to provide design and engineering expertise to the Committee and city staff for the design and development of the public infrastructure on the site-a waterfront park, roadway and utilities and riverbank stabilization.

Thank you again for your support of our efforts to develop a historic waterfront that we can all be proud of. We would like to hear from you about any thoughts or ideas you may have about redevelopment of the waterfront. Please contact any of the Committee members via the e-mail addresses provided.

Your Chairman,



Jack Mettee



**Waterfront panel hears more details on aquatic center proposal**

Plans and designs for a new state-of-the-art aquatic center in Dover were presented to the Cochecho Waterfront Development Advisory Committee at its March 31 meeting.

Members of the committee and city representatives listened to a presentation and asked questions about the Jenny Thompson Aquatic Center (JTAC), a 42,000-square-foot facility proposed for Maglaras Park.

JTAC Board President Tim Paiva took the committee through the project's work to date, including an extensive feasibility study and site visits to similar facilities in the

## 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 and learn of Dover's past."*

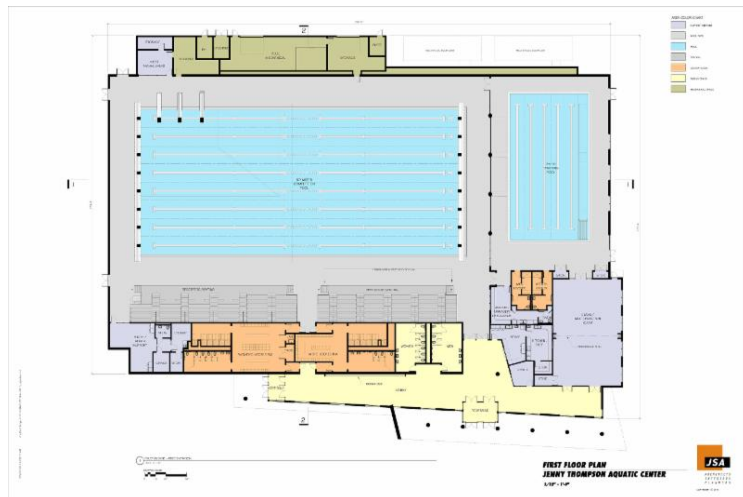
United States, and upcoming steps in the process to building the one-of-its-kind aquatic center in New England.

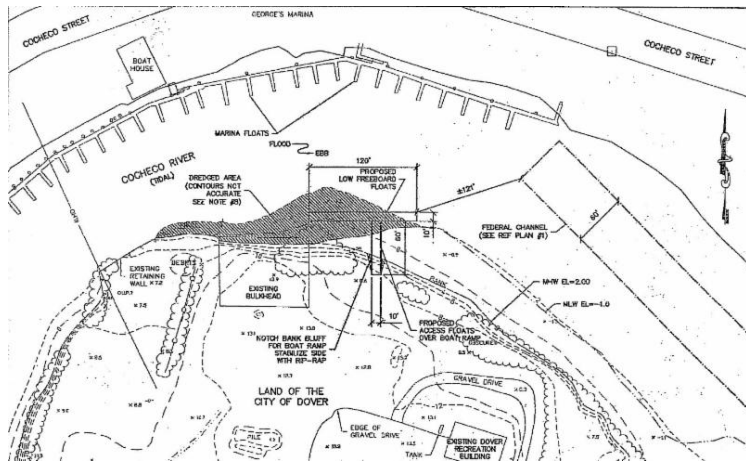
New architectural renderings of the facility shown below, provided by project architects JSA Architects of Portsmouth, were also unveiled for the first time.

The JTAC project goals are to create a multi-use aquatic facility that provides greater access to new and enhanced aquatic programming on all levels -- from Learn to Swim classes to senior hydro-fitness and rehab -- for the Dover community and broader Seacoast region. The facility will also provide a training facility for competitive athletes and a location to honor the Olympic and Hall of Fame legacy of Jenny Thompson, a four-time Olympian, gold medalist and former Dover resident. A conceptual floor plan is provided below.

The facility will include two pools, multiple locker rooms, bathrooms, a meeting space, concession area, offices and seating for approximately 950 spectators.

For more information on the JTAC visit [www.jtaquatics.com](http://www.jtaquatics.com) .





## Public boat launch proposal aims to meet growing interest in paddle sports

At the March 31 meeting of the Cochecho Waterfront Development Advisory Committee, Dover Recreation Director Gary Bannon presented plans for a temporary boat launch facility as part of a proposed overall program for a waterfront park and a public access point on the Cochecho River on the city's waterfront property.

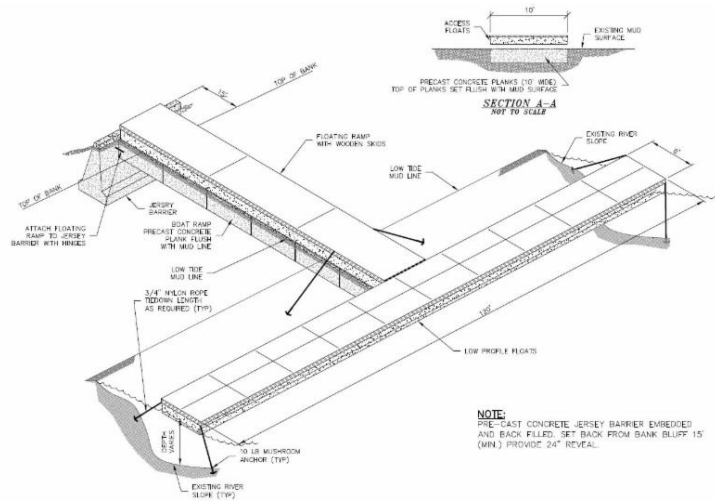
He noted the Dover Recreation Department, in partnership with the University of New Hampshire and the Great Bay Rowing Club, has begun to explore and implement community boating programs that will encourage public access to the Cochecho River. They have already run successful rowing activities on the Cochecho in the summer and fall of 2014.

At present, access to the river has only been available by wading into the river along the shoreline of the River Street property. These groups were looking to find a more convenient way to launch their boats via a temporary public docking facility, knowing that the location of any future permanent facility would need to be consistent with the waterfront park plan.

In an effort to secure funding for this facility, the City along with UNH and Great Bay Rowing worked together to apply for a grant to the Federal Land and Water Conservation Fund (LWCF) in January 2015. Administered by the State of New Hampshire, this National Park Service grant program provides funds for public access for recreation purposes and natural resource protection.

The City was notified in early March that the application met the criteria required in the initial review by the State of New Hampshire and was forwarded to the National Parks office for final approval. If approved at that level, construction could begin in the summer of 2015 for access to be available for rowing sometime in the fall.

Bannon concluded he hoped such a facility will capture the burgeoning interest in paddle sports and provide a signature element for future park plans.



Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, March 31, 2015.

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

The meeting agenda and minutes can be [viewed here](#).



## 'The Landing' takes shape

In the 18th century, most of the land north of the Cocheco River was undeveloped, but some structures did exist by the latter part of the century. One of the earliest was Michael Reade's house (1785), still standing at 43 Main St. Reade was an Irish immigrant who came to Dover in the 1770's and emerged as a land speculator and merchant. There was also a cooper's shop on Main, eventually the site of Nathaniel Ela's famous tavern (1800). Merchant Joshua Hartford built a small store that sold East and West Indian goods across from Reade's house, and Col. Stephen Evans erected his home near the present brick building on School and Main. Evans was a shipbuilder and a merchant who dealt in West Indian goods. Further north, the Waldron family owned several barns, and even further north were two other houses near present - day New York and Ham Streets. As early as the first decades of the 18th century, most of the land north of the Cocheco was owned by the heirs of Richard Waldron, including the Waldron burying and the grist and saw mills at the falls.

By the 1790's, Dover began to lay out roads in the area which served to attract merchants to "The Landing". The Waldron heirs and the town sold lots to individuals who in turn began building houses and stores. By the early 1800's it was a bustling place. Dover merchants at "The Landing" purchased goods from ships and then sold them as far away as Lake Winnepesaukee. Often, oxen teams would be lining Main Street waiting to purchase goods from various merchants or to sell their own goods, such as lumber. On the river itself, gundalows and schooners were used to haul freight, especially to and from ships anchored at Portsmouth. Gundalows were a common sight on the river, and the business community on "The Landing" was clearly reliant upon them. From the early 1800's to the 1840's, there were as many as ten gundalows in constant use on the Cocheco.

In 1815, a series of brick stores were constructed along "The Landing" (since torn down) by Joseph Smith. Smith also built his brick house on Portland Street in 1825, after he had amassed a sizeable income transporting goods to

and from the hinterland. The Smith house was so imposing that it dominated the Portland Street area. But it was not the only brick structure in the neighborhood. The John Burns house sat in the middle of what is now Portland Avenue, across from St. John's. Like Michael Reade, Burns was an Irish immigrant. Burns, a skilled weaver, was put in charge of the weaving room in the no. 2 mill and earned enough money to branch out into more lucrative mercantile endeavors. Burns built his home in 1825 also.

From "1983 Heritage Walking Tour," part of the Dover Public Library's historical resources online.

City of Dover, 288 Central Avenue, Dover, NH 03820

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