Report for the City Manager

Community Services: Engineering

Date: January 7, 2025

Engineering
Community Services | Dover, NH

Ken Mavrogeorge, PE – City Engineer
Bill Boulanger – Special Projects Advisor
Jillian Semprini, PE – Deputy City Engineer
Krystian Kozlowski, PE – Assistant City Engineer
Eric Sanderson – Facilities Project Manager
Jamie Stevens – Waterfront Construction Manager
Jordan Chambers – Engineering Technician
Tim Puls, PE – Environmental Project Manager

The purpose of this document is to summarize the work the City of Dover Engineering Division of the Community Services Department from October 1st through December 31, 2024.

Staffing Update:

In the final quarter of 2024, the Engineering Division underwent a reorganization with the creation of a Deputy City Engineer position to support the City Engineer and provide direct oversight to the Assistant City Engineer. Jillian Semprini, who has been with the City as an Assistant City Engineer since January 2022, was promoted to this new role in November. Jill, a licensed structural engineer, manages high-profile street reconstruction projects, collaborates on infrastructure maintenance programs, supports the Transportation Advisory Commission, and has extensive experience in the private sector. Jill's experience will be critical in developing improved engineering standards for the City and helping with Engineering staff development.

Figure 2: Deputy City Engineer Jillian Semprini, PE.

In November, the City Engineering staff said goodbye to Assistant City Engineer Amelia DeGrace who left the City for new opportunities with the federal government out of state. With Amelia's departure, the Engineering Department welcomed Krystian Kozlowski, PE as the new Assistant City Engineer. Krystian, who joined the team in mid-December, is a licensed structural engineer, with experience working with both private engineering and private construction firms. Krystian will report directly to Deputy City Engineer Semprini and will be involved in sewer connection reviews, TRC/septic reviews, project delivery, service calls, and more.

Figure 2: New Asst City Engineer, Krystian Kozlowski, PE.

In November the Engineering Division also said goodbye to two interns, Brenna Weston and Griff Bates who had been working with the staff on the Water Service Line Inventory this past summer. Both Brenna and Griff are students at the University of New Hampshire and have bright futures ahead of them. The Engineering Division is currently looking for an Engineering Intern to support ongoing Water Service Line Inventory efforts. The position is posted on JazzHR and the City's website and can be up to 40 hrs per week.

Staff Workload:

In addition to their daily project management responsibilities, the City's Engineering staff also participate in the following Commissions, Committees, and Boards as either activate members or staff liaisons.

Dover Utilities Commission (Amelia DeGrace/Krystian Kozlowski): The Dover Utilities Commission (DUC) met on October 21st and November 18th. There was no meeting in December. Topics discussed at the meeting included the following:

- An update was provide on the ongoing Water Service Line Inventory
- A future presentation to the DUC by the Ethics Commission
- Updates to the Construction Guidelines and the DUC Rules and Regs which are forthcoming

There were no abatements submitted for review at either the October or November meetings.

Transportation Advisory Committee (TAC) (Jillian Semprini): TAC met on November 25th and discussed requests for new stop signs, improvements to pedestrian safety, and a concern about speeding on Varney Road intersection. The next meeting is scheduled for January 27, 2025.

Planning Board (Ken Mavrogeorge): Planning Board met on October 8th, October 22nd, November 12th, and December 10th. Topics on the agendas included:

- Site reviews for various Transfer of Development Rights (TDR)
- Lot line Adjustments
- Site review for multiple residential developments

Municipal Alliance for Adaptive Management (MAAM) (Director John Storer and Tim Puls): MAAM met on November 7th, to review the Calendar Year 2025 MAAM budget. The next meeting is scheduled for February 13, 2025.

Seacoast Stormwater Coalition (SSC) (Tim Puls): The SSC met on October 16th, November 20th, and December 18, 2024. Topics of the meetings included the following:

- A tour of the Rochester DPW
- Introduction of new Watershed Management Bureau Administrator for NHDES
- Review of the Green SnowPro progam and its requirements for municipalities
- The Dover/UNH Phosphorus Reduction Media Modification Project
- WEF MS4 Needs Assessment Survey that is due by December 31, 2024
- Review of year 7 MS4 Permit requirements
- Year 6 MS4 report update
- An update from the EPA on the MA MS4 Permit

The next Coalition meeting is scheduled for January 15th.

TIF Advisory Committee/Cocheco Waterfront Development Committee (CWDAC)/Park Subcommittee (Jamie Stevens):

- CWDAC Park Sub-committee met on October 15th to discuss the potential future boathouse for Great Bay Rowing at the waterfront. The discussion focused on exterior finishes.
- CWDAC met on November 19th to discuss updates on the park, landscaping, amenities, and a possible fundraising program to accept donations to the park.
- TIF Advisory Committee did not meet.

Office Upgrades:

To accommodate new hires and improve the employee experience, the engineering and administration offices at the Mast Road Community Services office were reorganized and rearranged to make more efficient use of existing resources. Community Services staff pitched in to clean up existing spaces to add four (4) additional workstations while simultaneously offering larger workspace to existing staff. This effort will allow the Engineering Division to grow and better serve the community. This rearranging of space will also allow for additional space on the Operations side of the building to accommodate future hires.

Figure 3: CS made room for additional workspace and staff.

Customer Service:

In addition to supporting other City Departments and working on Capital Projects, Engineering staff takes Service Calls from the public and responds to them as quickly as they can. The team meets regularly to review open Service Calls and discuss how to respond. The Table below shows the total Engineering related calls year to date and over the past month.

Time Period	Logged Service Calls	Resolved Service Calls
Oct 2024	6	6
Nov 2024	10	8
Dec 2024	8	12
2024 Totals	158	169

SAVE THE DATE:

To kick off Public Works Week 2025, Community Services will be hosting a Touch-a-Truck Open house at their 271 Mast Road Facility! The event will be held on Saturday May 17th at a time yet to be determined. On and offsite parking will be available with a shuttle to the event being provided. Come meet members of the Community Services Team and see what we are up to!

Public Outreach:

The Engineering Team routinely provides updates to Media Services for the various projects that are shared in advance of public meetings, major milestones, or in the event of a service shutdown or temporary road closure. Anyone can sign up for project specific updates.

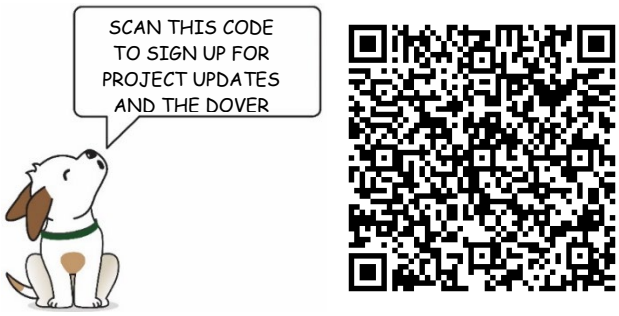

Figure 4: Rover the Community Services Dog and a QR Code to sign up for project specific updates and the Dover Download.

Apple Harvest Day:

Deputy City Engineer Jillian Semprini, Engineering Technician Jordan Chambers, and City Engineer Ken attended the 40th Apple Harvest Day on Saturday October 5th. New Community Service Banners were created this year to highlight the various services that the Department provides across all of the divisions.

Magnets and keychains were created to provide quick access to the Service Request Portal and engage children with Public Works. The Community Services booth also included a trash themed basketball game and touch-a-truck for kids to explore.

The event was considered a success for everyone. Engineering staff are already looking ahead to future years and how to improve the department's public outreach.

Figure 5: Apple Harvest Day Materials.

Water Service Line Inventory:

The United States Environmental Protection Agency's (EPA's) revised Lead and Copper Rule (LCRR) requires all community water systems to prepare a service line inventory by October 16, 2024. This revision is in response to the Flint, MI water crisis; inventories will be available to the public and will be used to identify service lines with potential lead contamination.

The work on Dover's inventory has been a team effort, with the Office of Information Technology (OIT), Community Services Utilities, Water & Sewer Billing, Media Services, and Engineering all pitching in. NHDES awarded the City a $75k grant to prepare the inventory.

The inventory work to date includes identifying approximately 10,000 service line locations, which the team will need to identify the service materials for. In order to determine the materials of service lines, staff

must comb through record drawings, water tie cards, and other City documents. To help staff identify materials for services lines, an online survey was developed for the public to submit information on their water service. Approximately 580 responses were received during the survey.

In mid-October, the inventory was submitted to the NHDES meeting the EPA deadline. In mid-November customers of the Dover water system received a notice if the material of their water service has not been determined as part of the current inventory effort. If a customer received a notice, it does not mean that the service to their property was, or is currently, made of lead but rather that the material on either the City or private side of the shut off is unknown due to incomplete records. Staff is continuing to review documents to determine the materials on both sides prior to next year's submission to the DES. Over the course of 2025, explorations throughout the city will be conducted to determine the materials where documentation is incomplete.

Customers of the Dover water system, whose service material is unknown, are encouraged to reach out to Community Services for an appointment to inspect the water service, or to submit a photo of the water service to improve the City's documentation and inventory.

To help provide more information to Dover customers, City Engineer Ken Mavrogeorge and Utilities Superintendent Mike Nadeau also recorded an episode of the Dover Download Podcast where they discussed the Water Service Line inventory. The episode can be downloaded wherever you get your favorite podcasts.

<u>Dover Fire Toy Bank Toy Drive:</u>

The Dover Fire Toy Bank lost its entire supply of toys and gifts for the 2024 holiday season due to a water line break on Aug. 4th. The break caused approximately 6 inches of water to flood the downtown mill building where the gifts were stored.

Figure 6: Recreation Dept Toy (Left). Engineering Tech Jordan Chambers stands with the Toys Community Services collected for the Dover FIre Toy Bank (Right).

This marked the first time in over 40 years that the Toy Bank started the season without any supplies to help children and families in need. Since its inception in the mid-1970s, the Dover Fire Toy Bank has assisted thousands of families, distributing gifts to over 100 families annually within the city.

To help rebuild the Toy Bank, Community Services challenged the other city departments to collect money and toy donations for children from newborn to age 12. This friendly challenge ran from September 11th through December 9th and as a result over 400 new toys and nearly $1800 in donations were collected by City of Dover departments. These donations added to the many more collected by the greater Dover community. The Recreation Department, who leveraged their citywide reach to gather the vast majority of the donations led the way with Community Services contributing over 40 individual gifts.

Engineering Projects:

Engineering staff is actively supporting a number of projects across the city. The following are some highlights on just some of the active projects.

Project Highlight: Downtown Improvements Project

The City of Dover is committed to revitalizing its downtown area, enhancing safety, aesthetics, and economic vitality. As part of this ongoing effort, significant lighting and pedestrian improvements are currently being planned and implemented by the Engineering and Facilities and Grounds Divisions of Community Services. These improvements are designed to complement larger planned downtown upgrades, including the conversion of one-way traffic flow to two-way traffic.

Figure 7: Existing downtown lighting in the upper square.

Background:

The City has previously allocated funding through its annual Capital Improvement Plans (CIP) to design major improvements to the downtown, including the two-way traffic conversion. While these traffic improvements are approximately 60% designed, further progress requires securing additional funding for construction and completing essential utility upgrades. Recognizing the need for immediate improvements while these larger projects progress, the City is prioritizing enhancing downtown lighting and the pedestrian sidewalks.

Current Lighting Improvement Project:

Under the guidance of Special Projects Advisor Bill Boulanger, the City is actively working to replace old, outdated, or non-functional lighting fixtures in the downtown area with modern, energy-efficient alternatives. This initiative is being carefully planned to integrate with the future two-way traffic conversion and other planned infrastructure upgrades. The new lighting will:

- Improve visibility and safety: Brighter and more strategically placed lighting will enhance pedestrian and vehicular safety, particularly during evening hours.
- Enhance aesthetics: Modern fixtures will contribute to a more welcoming and attractive downtown environment.
- Increase energy efficiency: Replacing older fixtures with energy-efficient models will reduce energy consumption and lower operating costs.
- Support future upgrades: The lighting improvements are being designed and implemented with the planned two-way traffic conversion and other future infrastructure projects in mind, ensuring compatibility and minimizing future disruptions.

Figure 8: New decorative lighting for Downtown.

Current Downtown Pedestrian Improvements Project:

In conjunction with the lighting improvements project, Engineering staff is also in the process of evaluating the installation of pedestrian bump outs on the southbound lane of Central Ave. The bump outs will provide for enhanced pedestrian spaces and encourage traffic calming near highly utilized crossings. The bump outs being considered are another element designed as part of the larger scale future downtown redevelopment project.

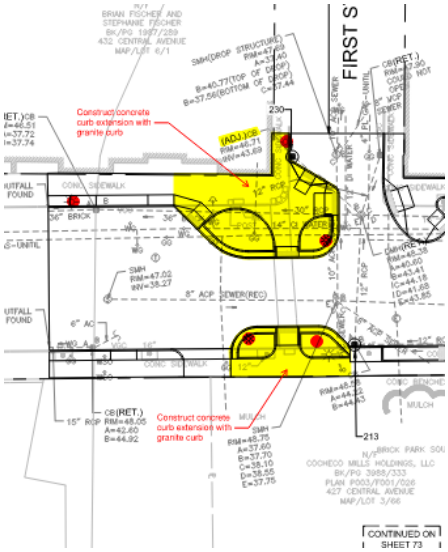

Figure 9: Potential Pedestrian Bump Outs under design for First St and Central Ave.

Project Timeline and Location:

Implementation of the lighting improvements is scheduled to begin as soon as weather permits in the Upper Square. Following completion of the Upper Square improvements, work will continue down the southbound lane of Central Avenue later in 2025. This phased approach will minimize disruption to downtown businesses and residents.

Conclusion:

The Downtown Dover Lighting and Pedestrian Improvements Project represents a significant step towards enhancing the downtown area. By prioritizing these improvements while larger infrastructure projects are in development, the City is demonstrating its commitment to creating a safer, more attractive, and more vibrant downtown for all.

For more information, please contact Community Services at (603) 516-6450.

Other Project Updates

Fifth and Grove Reconstruction:

The City's contractor, N. Granese and Sons, made significant progress in the final quarter of 2024 wrapping up drainage, base pavement, curbing, and electrical work. Unitil and Eversource also completed utility relocations required for the project including pole and gas main reconstructions. The traffic pattern for Fifth St. from Chestnut St. to Fourth St. has now officially changed to one way heading west from Chestnut St. Traffic disruptions within the project area are expected to be reduced significantly in 2025 as the majority of improvements are near complete. Work will shutdown for the winter in early January and begin again in spring 2025 as sidewalks, light poles, and final pavement are installed.

Patrons to local businesses are encouraged to sign up for notices too as parking restrictions on Fifth and Grove will continue into early 2025 in select areas.

Figure 10: Street improvements on Fifth Street near Tammany Park entrance.

Portland Ave Retaining Wall:

The City's contractor, GW Brooks, installed a new guardrail behind the new sidewalk to complete the projects last major component. Minor punch list work may continue into early 2025 with minimal disruption to the public.

Cochecho Waterfront Redevelopment:

The Cochecho Waterfront Development project continues to make progress, given the mild weather in the last quarter of 2024. Key developments for the private and public portions of the project include:

Private Development:

The concrete base floors are now in place on both the C and D buildings which are the largest of the new structures on site. With the concrete floors poured, the wooden framing for the upper floors began. At the close of the year, framing is nearly finished on the second and third floors of Building C (closest building to the Makem Bridge).

Construction of the townhomes behind buildings C and D is also moving forward with the framing of the structures nearly complete. After framing, windows and door installation will proceed.

Public Improvements:

Work to protect the waterfront's shoreline with a mechanically stabilized earth (MSE) wall is almost finished, with approximately 100 feet remaining close to the Makem bridge. Also, along the shoreline, the concrete block retaining wall is nearly completed in what will be a new lookout area along the Cochecho River.

Water and sewer lines have been installed along Seaport Way as has drainage within Payne Street. With this work completed, the last unpaved sections within the project area were prepped and paved with a base course of pavement. Payne Street was reopened for traffic in November after having been shut down for the majority of the summer for utility work.

The foundation for the new City owned park pavilion is complete and mostly backfilled. Utilities, including a new sewer access point, and drainage for a future water treatment pond, have been installed adjacent

to the pavilion. The area around the pavilion is being graded to prepare for final closure as part of the Remedial Action Plan (RAP) approved by the NHDES.

Simultaneously, the City is also working with Eversource to energize the waterfront using the vast network of recently installed underground electric and communications duct banks around the development.

The Cochecho Waterfront Development is progressing well on multiple fronts, with significant advancements in both building construction and public infrastructure improvements. The project remains on track, transforming the Dover waterfront into a vibrant and accessible space for the community.

Figure 11: The Waterfront Development begins to rise.

Non-destructive Testing of Traffic Signals:
In December, the City entered into an agreement with John Turner Consulting (JTC) for non-destructive testing of traffic signal infrastructure. This testing was recommended by a citywide traffic signal assessment conducted in 2023. The City expects that the non-destructive testing can identify which traffic signal infrastructure is in greatest need of replacement. The recently approved CIP has money set aside for annual signal upgrades that are long overdue. Disruptions to traffic are not expected during the assessment by JTC.

Figure 12: Central Ave and Washington Intersection Signals. The structural components of the signals will be inspected with non-destructive testing methods.

Sixth Street Bridge:
The Sixth Street Bridge over Blackwater Brook was constructed in 1937 and consists of a 14-foot concrete box culvert. According to the latest NHDOT Bridge Inspection Report, the condition rating is rated in 'poor' condition, and the bridge was placed on the NHDOT Municipal Red List in 2010 due to its deteriorating condition.

The bridge has been identified as a priority in the City of Dover 2018 Hazard Mitigation Plan as it provides access in and out of the north end area of the City during emergency storm events. Sixth Street carries two lanes of traffic over a 20' wide pavement section with guardrail on both sides.

Figure 13: Sixth St. Bridge Replacement Project Limits.

In December a contract was awarded to VHB for the assessment, design, and permitting for a replacement bridge. Survey field work began in December with design work expected to begin in early 2025. The timeline for construction is heavily dependent on how soon permits can be obtained but the City hopes that a replacement bridge can be constructed in 2025 with minimal disruption to the traveling public.

Angle St Water Main Replacement:
Special Project Advisor Bill Boulanger has been developing a project to replace a water main on Angle Street which runs between Central Ave and Academy Street. In addition to a new water main, perforated underdrain will be installed to alleviate high groundwater issues within the roadway. Work is expected to begin at the end of January.

County Farm Culvert:
In January 2024, a sinkhole formed within County Farm Road over a culvert that connected an unnamed intermittent stream to the Cochceco River. The culvert appears to be plugged with debris and potentially collapsed leading to the sinkhole.

City staff monitored the culvert throughout 2024 while developing a request for proposals from consulting firms. Late in 2024 a bid was awarded to Environmental Partners of Woburn, MA to evaluate the culvert and the surrounding areas and to provide recommendations for short- and long-term rehabilitations. It is anticipated that temporary repairs to the culvert would occur in 2025 with more permanent repairs to occur once the necessary permits are obtained. Work in the field by the selected consultants is anticipated to begin in early January 2025.

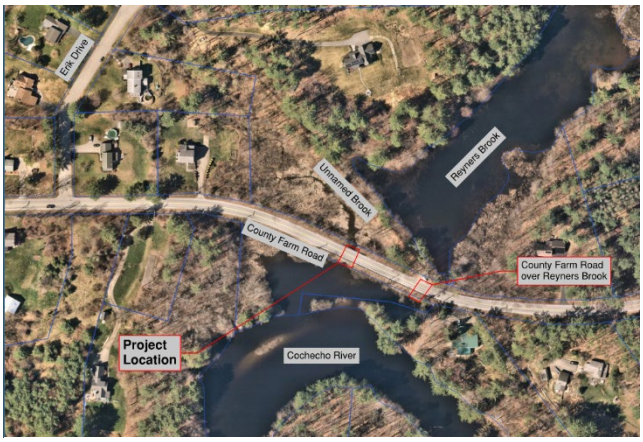

Figure 14: County Farm Road Culvert Project Area.


Figure 15: Upstream Entrance to the failed County Farm Rd Culvert

Mill St Pump Station Reconstruction:
In December, engineers from Woodard & Curran met with CS staff to review their alternatives analysis for the Mill St Pump Station and their recommendation. The alternatives analysis is being finalized by the consultant to include a summary of all significant updates to the report resulting from comments from City staff. The City will also receive an outline for the final design scope of services that are recommended by the consultant by mid-January.

Annual Street Paving Program:
Deputy City Engineer Jillian Semprini has been working closely with Public Works Superintendent Brian Landry to develop the annual Street Paving List for 2025. Engineering staff have been utilizing the Pavement Condition Index Report conducted in 2022 to prioritize streets for rehabilitation. Street improvements range from a simple overlay of a thin course of pavement to a full depth reclamation. The

Street	From	To	Avg. Width (ft)	Approx. Length (ft)
BACK RIVER RD	PISCATAQUA RD	DURHAM RD	34	8284
ALUMNI DR	BELLAMY RD	DURHAM RD	26	1783
BAKER ST	EAST CONCORD ST	BROADWAY	28	856
DOVER ST	PARK ST	EAST ST	33	555
EAST CONCORD ST	HAM ST	HILL ST	28	871
ELA ST	PEARL ST	OAK ST	20	452
EVERETT ST	HAM ST	BAKER ST	28	482
IVANS LN	DOVER POINT RD	END	24	608
OLD DOVER POINT RD	DOVER POINT RD (E)	DOVER POINT RD (W)	22	1675
ASH ST	END	CENTRAL AV	25	1570
GLENWOOD AVE	CENTRAL AVE	GLENCREST AVE	20	1240
HOUGH ST	HORNE ST	HILLCREST ST	24	515
REDDEN ST	OAK HILL DR	HORNE ST	22	2785
OAK HILL DR	REDDEN ST	REDDEN ST	30	1026
HORNE ST	ASH ST	GLENWOOD AVE	26	2848
LINCOLN ST	GROVE ST	CHESTNUT ST	28	613
ELMWOOD AVE	END	OAK ST	20	798
FAIRVIEW AVE	OAK ST	ELMWOOD AV	21	761
CROSS ST	ATLANTIC AV	ELMWOOD AV	20	2008
BELKNAP ST	WASHINGTON ST	SILVER ST	24	1277
FOLSOM ST	CUSHING ST	BELKNAP ST	29	419
ANGLE ST	ACADEMY ST	CENTRAL AV	22	295
SILVER ST	178 SILVER ST	ROUNDABOUT	38	800
HENRY LAW AVE	PAYNE ST	BACK ROAD	22	5310

Figure 16: Preliminary Street 2025 Street Paving List.

preliminary list of streets to be paved is as follows:

Maglaras Park Redevelopment:

Environmental Project Manager Tim Puls and City Engineer Ken Mavrogeorge are working closely with the City's design consultant Verdantas on the final closure plan for the City's Dredge Cell adjacent to Maglaras Park. As part of the project, the City is also working on plans to revitalize Maglaras Park which has deteriorated over time. Dugouts and fencing, that was past its useful life, was removed as part of the waterfront project and permits have been filed with the NHDES to add fill above, and stormwater management systems around, the fields. With the approvals from the NHDES, the City hopes to rebuild the fields to meet current athletic field design standards including improved drainage and increased space for multiple fields. Work on the improvements is expected to begin in 2025. Additional permitting effort is also in the preliminary stages to reconstruct Towne Dr through Maglaras Park to connect Henry Law Avenue with the recently constructed Seaport Way. This connection will likely occur in 2027.

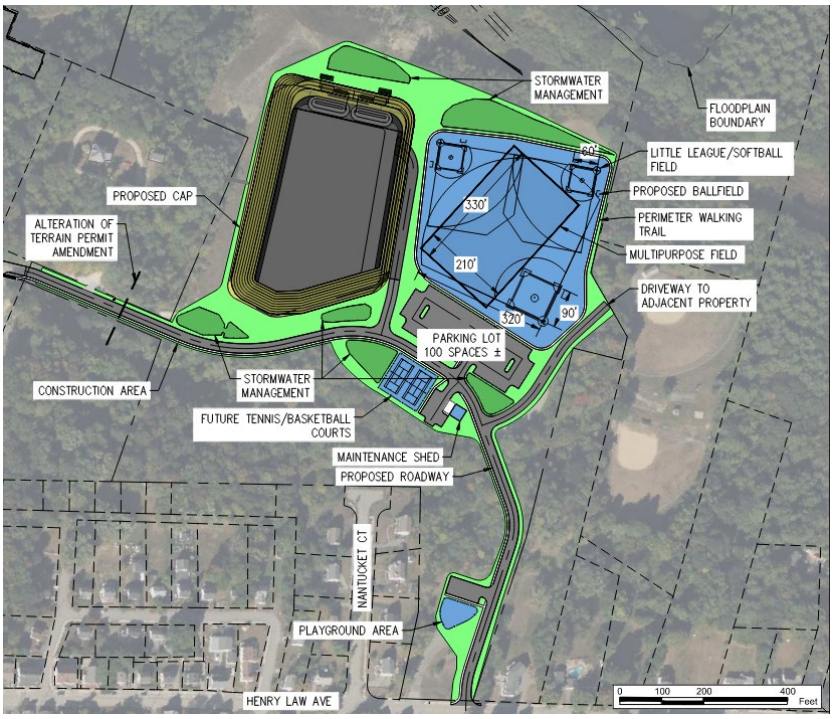

Figure 17: Preliminary design of a reconstructed Maglaras Park and Towne Dr.

Garrison Hill Water Tank Rehabilitation:

The City put the Garrison Hill Tank project out to bid in October with bids due in November. Sargent Corporation was the low bidder and is expected to be awarded the project in January. Work is expected to begin in the spring to allow time to get the tank back and running in time for the larger demand later in the year. The rehabilitation of the tank is possible due to the construction of the new elevated tank brought online earlier in 2024.

Garrison Hill and Oak St. Water Main:

Special Project Advisor Bill Boulanger is working with engineering firm Underwood Engineering to design water main improvements in the Broadway area. The water main will run first from the Garrison Hill Tank down to Oak St.. Then, from Oak St the water main will head east down towards Broadway before heading south towards Florence St. These water main upgrades will address numerous water main breaks that have occurred recently in this area due to pipe beyond their useful life. It is anticipated that the water main will be under construction summer of 2025 in conjunction with the improvements at the Garrison Hill Tank.

Environmental Projects:

Over the past three months, Dover's Environmental Project Manager, Tim Puls focused his efforts on stormwater management, winter maintenance practices, and landfill remediation. Below is a brief summary of work completed over the past three months related to Environmental projects.

Figure 18: Woodman Park School's Stormwater Management System.

Woodman Park Stormwater Management:

Tim Puls has been working with CS Operations crews, and school administrative staff, to implement a new inspection and maintenance schedule for the school's stormwater treatment system to ensure its continued effectiveness. CS Operations crews walked the area with Tim prior to trimming back overgrowth in the stormwater system along Silver St. The removal of the overgrowth helped improve visibility of the school, restores an outdoor learning area, and addresses security concerns raised by school staff.

Figure 19: Green SnowPro Certification Training Offered by NHDES.

Green Snow Training:

Recognizing the impact of winter road maintenance on water quality, participation in the NHDES Green Snow Pro certification and training program was prioritized, with the goal of certifying Dover's winter maintenance staff. Tim Puls attended a training program along with supervisory staff from Operations. Tim is coordinating with certified trainers in NH to arrange for CS staff to be certified. Per the NHDES website, "Voluntary Municipal Winter Maintenance Certification (Municipal Green SnowPro) is available for municipalities working towards reducing their winter salt application and preventing increasing concentrations of chlorides in their communities' surface and ground waters." In addition to the municipality becoming Green SnowPro certified, Dover requires Planning Board approved projects be maintained by Green SnowPro certified contractors.

Cricket Brook Apartments Stormwater Retrofit:

An effort is being made to address stormwater issues at Cricket Brook Apartments, where past flooding had submerged resident vehicles. Following up on a concern raised by a resident, Environmental Project Manager Puls met with apartment representatives to review the apparent flooding issue. Given that the property's stormwater pond collects runoff from city roadway networks and discharges to the municipal system, the City is working with the complex to help design of retrofit of the pond into a subsurface gravel

Figure 20: Cricket Brook Pond Retrofit Project Location.

wetland system. This system is engineered to manage the first inch of runoff, effectively removing pollutants like sediments, nutrients, and trace metals before discharge into the city's drainage network and ultimately the Cocheco River.

Tolend Road Landfill:

Collaboration with Verdantas, Blue Granite, and the City of Dover continued on the groundwater sampling and treatment system. A guided tour of the landfill, led by Verdantas, provided valuable insights into the groundwater flow and the movement of the contaminant plume. Observations of monitoring wells, sampling points, and pumping stations reinforced the ongoing efforts to prevent contaminants from reaching the Cocheco River and Bellamy Reservoir.

Facilities Projects:

Inspection Services Building Construction:

Martini Northern has made significant progress on the Inspection Services building construction over the past few months. Exterior work is complete, with framing, siding, and roofing now finished. Interior work has also advanced, with rough wiring, plumbing, insulation, and drywall installation now in place. In the coming weeks, the focus will shift to completing drywall finishes and commencing painting. Weather permitting, site work, including finishing the stormwater infiltration system, will continue.

Figure 21: Inspection Services Building on Mast Rd Progress.

Library Interior Renovation:

The Dover Public Library renovation has reached several key milestones in the final three months of 2024. After a competitive bidding process involving four (4) pre-approved contractors, the City has selected Bonnette, Page & Stone as the preferred contractor for the project. City Council will formally vote on awarding the contract on January 15th. Additionally, the renovation plans, reviewed by the Technical Review Committee (TRC), were approved by the Planning Board on December 10th, paving the way for construction to proceed. City Engineer, Ken Mavrogeorge, prepared site civil plans for submission to TRC and Planning Board.

Dover Indoor Pool Filter Replacement:

The Dover Indoor Pool recently underwent a necessary upgrade with the replacement of its sand filters. Weston & Sampson was awarded the contract. The pool was closed on November 25th, allowing for filter removal and subsequent installation of the new system. While the filters were offline, the pool was drained within two days by CS staff. Refill commenced on December 4th, and the system was restarted on December 6th. However, complications during the restart led to an additional day of closure. Unfortunately, on December 12th, a catastrophic pump failure occurred, necessitating the rebuilding of both pumps. As of December 13th, the primary pump has been replaced, and the pool has resumed full operation.

Figure 22: Indoor pool filter replacement work.

The Jenny Thompson Pool Renovation:

The renovation of the Jenny Thompson Outdoor Pool was put out to bid on October 8th, with bids due on December 3rd. Three (3) bids were received: Careno Construction, Triple Construction, and Northeast Earth Mechanics. All proposals included the removal of the existing pool deck, perimeter fence, gutter system, diving boards, and the top two feet of the pool shell. The renovation scope encompasses replacing the top of the pool shell, installing new gutters, constructing a new concrete pool deck, upgrading the pool pumps, building a new maintenance building, creating an ADA-compliant parking area, and installing a shade structure. To complete the project, a new perimeter fence will be installed, and a pool cover will be added for winter. Northeast Earth Mechanics, the low bidder with positive references, will be recommended to the city council as the selected vendor on January 15th. The pool will open as usual for 2025 but may close earlier than usual to allow sufficient time for work to proceed and be completed before the 2026 swimming season.

Permits and Licenses:

Permit and License Summary for October through December 2024:

Driveway Permits:	13
Utility Licenses:	5
Paving Licenses:	3
Excavation Permits:	22
Certificate of Occupancy Inspections:	12
Construction:	2
Obstruction Permits:	5

Wastewater Permit Review Summary for October through December 2024:

Sewer Connection Permit:	0
Septic Design Reviews:	3

Site Review/Project Oversight Support:

Technical Review Committee:

The City's Engineering staff typically takes between 1 to 4 hours for each review as part of the Technical Review Committee. The review focuses on engineering related design elements such as utilities (water and sewer), stormwater, parking lot layout and pedestrian pathways. To ensure that projects efficiently move through the TRC process, City Engineering staff is available for preapplication meetings with applicants. To schedule a meeting with staff, call 603-516-6450.

Figure 23: 48 Whittier St. breaks ground.

Ten (10) projects came to TRC in the final quarter of the year that required Engineering review:

Figure 24: New Chase Bank at Weeks Lane.

- 306 Dover Point Road – Proposed two duplexes and a single-family dwelling.
- 566 Sixth St – TDR subdivision to turn one (1) lot into three (3) lots and purchase three (3) units.
- 3 Green St – 22 new porous pavement parking spaces with 16' drive lane at rear of site.
- 1 Cold Springs Rd – TDR project that includes eight (8) single-family homes, a four-unit residential building, and maintain an existing single-family home for a total of 13 units.
- 103 Court St – Proposed conversion of the existing home into a duplex, a second duplex in addition to five (5) new single-family homes.

- 114 Silver Street – Proposed conversion of the existing single-family home into a 4-unit multi-family dwelling and a 3-story, 4 unit multi-family dwelling.
- 73 Locust St – A city project to add a 3,539 s.f. addition to the public library.
- Back Rd undeveloped lot – Creating an access drive to the developable portion of a lot.
- 77-79 Sixth Street – TDR project with intent to construct a new two-family residential structure and maintain an existing two-family structure.

Figure 25: 2 Grove Street development adjacent to the CSX railroad line.

- 512 Sixth Street – TDR project to build five (5) single-family dwellings including three (3) units previously approved through TDR.

Preconstruction Meetings:

There were two (2) preconstruction meetings held between October and December 2024.

- Fisher St. Residential Development
- 48 Whittier St.

Construction Oversight:

Engineering Technician, Jordan Chambers, continues to conduct oversight of over 65 private construction projects approved by the Planning Board. Projects that are underway or have been completed include:

- Tiny Home Development (Back River Rd.)
- Goosetail Dr (757 Central Ave.)
- 725 Central Ave Development (Central Ave and Brick Rd.)
- Medical Office Building (Durham Rd.)
- Northeast Credit Union (Education Way)
- Emerson Ridge (Old Oak St.)
- Ember Dr (New Rochester Rd.)
- Mixed Use Residential – The Station (2 Grove St)
- Waterfront Private Development
- Chase Bank on Central Ave
- Pointe Place
- Fisher St. Residential
- 48 Whittier St. Residential
- McIntosh Commons
- 59 Tolend Rd.