



# WATERFRONT DEVELOPMENT Update

## Cochecho Waterfront Development Advisory Committee

**Jack Mettee, chair**  
[j.mettee@dover.nh.gov](mailto:j.mettee@dover.nh.gov)

**Matthew Cox**  
[m.cox@dover.nh.gov](mailto:m.cox@dover.nh.gov)

**Dana Lynch**  
[d.lynych@dover.nh.gov](mailto:d.lynych@dover.nh.gov)

**Peg Purcell**  
[p.purcell@dover.nh.gov](mailto:p.purcell@dover.nh.gov)

**Kimberly Schuman**  
[k.schuman@dover.nh.gov](mailto:k.schuman@dover.nh.gov)

**Sean Fitzgerald**  
[s.fitzgerald@dover.nh.gov](mailto:s.fitzgerald@dover.nh.gov)

**Carla Goodknight**  
[c.goodknight@dover.nh.gov](mailto:c.goodknight@dover.nh.gov)

**Dane Drasher**  
[d.drasher@dover.nh.gov](mailto:d.drasher@dover.nh.gov)

**Kyle Pimental**  
[k.pimental@dover.nh.gov](mailto:k.pimental@dover.nh.gov)

**Dennis Ciotti**  
[d.ciotti@dover.nh.gov](mailto:d.ciotti@dover.nh.gov)

March 29, 2017

## A Message from the Chair

Dear Friends of the Waterfront,

In spite of the recent wintry blast of snow and cold, spring really is around the corner and so is progress on the waterfront project. Although CWDAC did not meet in February there was still work going on.



Jack Mettee

The paddle sports dock design and permitting has been moving forward and we are hoping to see construction this summer. Union Studio presented the final concept plan for the waterfront at our meeting on March 21. The final public waterfront park design is nearing completion and an 80 percent design level plan was also presented at our last meeting.

In our last newsletter we discussed the plan for excavating the bluff on the south side of the site near River Street in order to make more land available for development. This excavation may also provide fill to raise the level of the northern half of the site to minimize flooding and accommodate sea level rise. The City has selected Severino Trucking to conduct this work which is scheduled to begin after local and state permits are obtained.

As part of this activity as well as dock construction, we have to obtain wetlands permits and to undertake an archaeological assessment of the site. Both these are under way and expected to be completed shortly.

Finally, CWDAC has two new members. Dane Drasher and Kyle

**Norm Fracassa**

[n.fracassa@dover.nh.gov](mailto:n.fracassa@dover.nh.gov)

**Robbi Woodburn**

[r.woodburn@dover.nh.gov](mailto:r.woodburn@dover.nh.gov)

**EX OFFICIO MEMBERS:**

**J. Michael Joyal, Jr.**

City Manager

**Allan Krans**

Dover Housing  
Authority  
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 the CWDAC will be held on Tuesday, April 18, 2017.

**More Information**

For more information about the Cochecho Waterfront Development Advisory Committee and development of the City's waterfront

Pimental have been appointed by the Mayor and Dover Housing Authority, replacing long time members Jack Buckley and Brian Gottlob.

We look forward to seeing you at our next meeting.

Your Chairman,



Jack Mettee



CONCEPT PLAN REVISIONS

COCHECHO WATERFRONT

## Waterfront committee reviews final concept plan for mixed-use development

At our March 21 meeting, Union Studio presented a final concept plan for the mixed-use development. See image above and also on the city's [website here](#). While the concept plan was in its final stage, Jeremy Lake, of Union Studio indicated, "This final concept plan establishes a vision for the waterfront. However, depending on how the city moves forward with the final development this plan may be adjusted to meet market demands or other proposals that may be attractive, but not penciled out in the current plan."

Like the initial concept this plan calls for a total of 226 residential units, 9,000 square feet of commercial space and a 4,000-square-foot restaurant on the waterfront property. Of the 226 residential units, 138 would be part of multi-family buildings, 69 would be townhouses and 12 would be single-family residences. The plan was reconfigured to allow more green space corridors to the waterfront and also allow for 64 covered parking spaces associated with the apartments on the east side of the parcel. This allowed for more design flexibility to

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 and learn of Dover's past."*

provide more green space.

Vice Chair Lynch indicated, "the Committee was supportive of this plan and felt that it provided a realistic, positive template which reflects the vision that the city has had for this site for a number of years."

Barry Abramson of Abramson & Associates, who is working with Union Studio, noted that the preliminary plan would cost the city approximately \$12.8 million in upgrades to the waterfront. These upgrades and improvements could be phased to match the pace of development so the cost would not be felt all at once. The improvements would include funds for the waterfront park development including docking facilities as well as infrastructure costs for roads, water and sewer to get the site ready for development. The city would pay for these improvements through the Tax Increment Finance District that has been established in the waterfront area. He also indicated that proposed development mix would provide a positive financial return.

If all goes according to plan, the city could issue a Request for Proposals for waterfront development later this year with the intent to have a developer on board in late 2017 or early 2018.

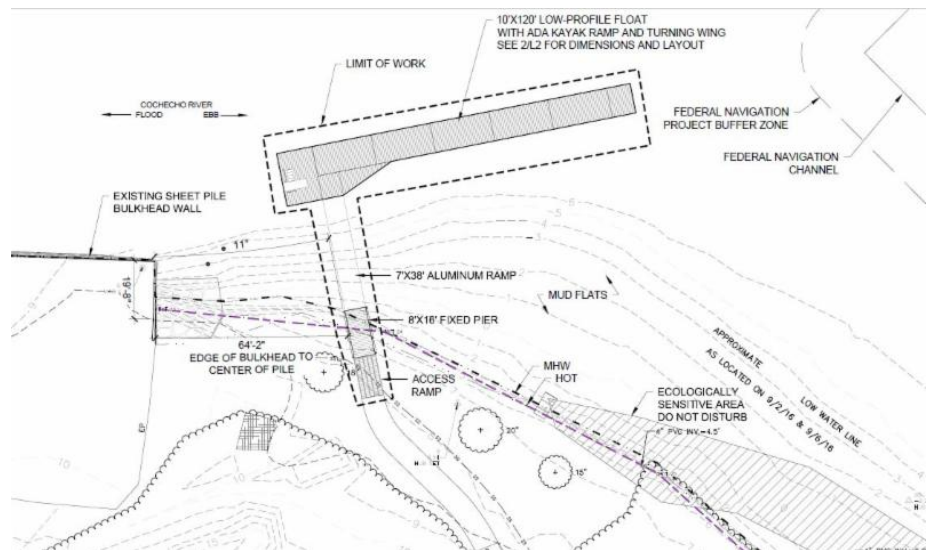
---

## Waterfront committee welcomes new members

**Kyle Pimental** recently bought a home here in Dover last summer, though has been living in the New Hampshire Seacoast since 2002. Originally from Rhode Island, Kyle moved to NH to receive his education at the University of New Hampshire. Upon graduating, Kyle took a job as an intern at the Strafford Regional Planning Commission where he has steadily moved up to his current position as Principal Regional Planner. During that time, he has worked with communities in the region on updating Master Plans, Hazard Mitigation Plans, Natural Resource Inventories, as well as providing technical assistance to address important environmental issues. He currently serves as a member of the Coastal Adaptation Workgroup and participated as a member of the NH Coastal Risk and Hazards Commission. Growing up close to the water, Kyle has an appreciation for the ocean and the rivers draining to it. He hopes to provide a new perspective on the waterfront development project and looks forward to being a part of something that will greatly benefit the city for future generations.

**Dane Drasher** is a 26-year Dover resident with a background in business. Following college Dane served eight years on active duty in the Air Force and left as a Captain. Using his master's degree in management he spent the next 28 years in the world of healthcare corporate sales and sales management. Dane has served on several

boards over the years and is currently a volunteer for both The Gundalow Company and the UNH Marine Docents. He has a special love of seacoast New Hampshire history and Dover's nautical history in particular. Dane enjoys sailing and hopes to use his background in business and love of all things nautical to insure the waterfront reaches its greatest potential for the residents of Dover.



## Plans for public dock take shape

Significant progress has been made on the plans for a public dock on the waterfront. One of the consultant's hired by CWDAC, Ironwood Design Group, has been leading the dock design and permitting efforts. After consulting with CWDAC and getting approval on the final design and location, an application was prepared and submitted to the New Hampshire Department of Environmental Services (DES) for a Wetlands Permit last December. CWDAC expects that a permit will be issued shortly.

The preferred location for the dock is down river of the existing bulkhead on the the Cochecho River. This location was selected to avoid the mudflats along the shore and minimize any potential impacts to ecologically sensitive areas further to the east. The plans for the dock include an 8-foot by 16-foot fixed pier that will be installed in the riverbank, a 7-foot by 38-foot aluminum ramp or gangway that leads to a low profile floating dock. The dock is 10 feet wide and 120 feet long and includes a kayak launch ramp. Up to three eight-person rowing sculls can be accommodated at the dock. The dock system is fully compliant with Americans with Disability Act (ADA) requirements.

The City is preparing a Request for Proposals to solicit dock contractors that would have the equipment and experience to build and install the public dock. This RFP is expected to be issued in the next week.



## City selects bluff excavation contractor

The City has hired Severino Trucking Company as the contractor to remove a portion of the bluff on the waterfront parcel. On March 22nd the Dover City Council approved a resolution to enter into a contract with Severino Trucking after that firm was recommended by CWDAC.

After soliciting proposals in November 2016, the City received qualifications from four firms; each firm was interviewed by a review committee on January 9th. After considering each companies qualifications and experience, the committee recommended Severino Trucking to CWDAC as the most qualified. At its January meeting CWDAC voted to approve that selection. City staff negotiated a scope of services and cost proposal with Severino Trucking over the next two months. The proposal that the City Council approved included \$749,178 for the bluff excavation and \$112,882 for the disposal of the bluff overburden.

State and local permits will need to be issued before work can begin. A neighborhood meeting will be held prior to the preparation of a blasting plan. Keep an eye out here for more information about a future schedule.



## Missed the meeting? Catch it here

The Cochecho Waterfront Development Advisory Committee last met on Tuesday, March 21, 2017.

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

---



**March 28, 1768** - The selectmen were empowered to purchase a sufficient quantity of common land for landings on each side of Cochecho river.

**March 26, 1786** - Dr. Ezra Green and others petitioned the town to appropriate some of the money which the Landing lots were sold for to the purchase of a bell, inasmuch as Dover was the only shire town in the county and was in much need of a bell for its own accommodation and for that of the court when in session. The town voted in the negative.