

Ad Hoc Docks Committee
November 9, 2021 minutes

Present: Linda Murray Chair, John Thurston, Bob Tougher, Dave Maher, Adam Dow, Brian Black, Brian Deshaies.

Staff: Town manager James Pineo, Dave Ford

Absent: Mary Devries.

Chairman called the meeting to order @3:01

Approval of Minutes September 13, 2021

Bob Tougher moved to approve September 13, 2021, seconded by Dave Maher.
Unanimously approved Abstention: Brian Black

James Pineo opened the discussion about the Dockside parking lot survey. The floor was then given to Dave Ford

Dave Ford give an update on the survey and it's findings. The survey revealed 3 separate parcels of land that make up the Dockside parking lot. The proposal would be to make 1 lot of record. Not ready to do that right now because of document discovery related to the 3 separate parcels. Requesting more clarity to move forward.

Dave handed out a conceptual plan of the parking lot for the committees first viewing. Dave presented immediate concerns about a transformer location adjacent to the Southeast corner of the Lackshaw building. Concerns presented by Barry Muccio of the electric Dept. A solution to relocate the transformer was noted on plan sheet but would require the parking lot project overhaul to be bid out immediately.

Bob Tougher questioned other location possibilities for the transformer because parking lot project has not been placed on CIP list for funding.

John Thurston questioned if there was a drainage design and a plan to incorporate drainage solutions to contain and treat the Dockside parking lot runoff before it goes into Lake Winnepesaukee.

Dave Ford replied that a previous drainage plan was designed and the cost was approximately around 100k . Dave replied that he was instructed to leave out the drainage design to save money. He would find old design for the committee.

Linda Murray questioned the number of parking spots remaining.

Brian Deshaies recommend re looking at angle parking.

Dave Ford you lose 1 spot in 10 when creating angle parking.

Linda Murray brought up a questioned pedestrian traffic flow from the Dockside parking lot and how pedestrian traffic would work with conceptual plan and getting across Main Street? She asked if there should be a bump out in front of lakes region sports or a crosswalk across Main Street to railroad Ave. (Blacks side)?

Brian Black noted "the pick" for motorist using crosswalk in front of Spencer Hughes allowing the motorist to get into Main Street is a useful advantage as it exists now.

Dave Maher agreed with Brian Black.

Committee consensus was that there should not be additional crosswalk.

Adam Dow suggested the committee support a bump out and continue pedestrian traffic as it exists now.

Linda Murray moved discussion to the former bench seating area along the parking lot and horizontal dock. The cap is a deformed concrete that is in need of a finish look. The discussion is how do we proceed?

Dave Ford presented the concrete capped with wood seating picture. He asked if committee would support using decking on docks to be used as a finish for the top on the concrete?

John Thurston suggested using same product as decking as it is supposed to be durable and non-splintering finish.

Linda Murray questioned the phases and the timings to do concrete buttresses.

John Thurston described a process of capped granite, over the ugly concrete, as a useful seating surface until the final parking lot project is started.

Brian asked if the cap could be finished and remain in place and build parking lot later.

Dave Ford everything should be done all at the same time to make elevations and placement of barriers permanent.

Bob Tougher questioned the concrete cap as it exists now. Citing it as unsafe, unsightly and a need to be addressed sooner rather than later.

Linda Murray asked Dave Ford to give a timetable for the sequence of events moving forward.

Dave Ford I'm frustrated and there is something I need to tell you that no one knows. The state of NHDES is delaying the permits to do the work on phase 4 and 5 . Also known as the commercial dock seawall and Smith river seawall. The delay could be up to a year. Therefore Dockside parking lot should be done right now. I have a contractor lined up for the job and he is ready to get started.

Linda Murray questioned Mr. Ford's process. Noting the dockside parking lot was presented to 2022-2031 CIP as capital reserve payment in 2023 and 2024.

Linda Murray opened discussion on the next meeting date to include stake holders and abutters.

Next meeting: November 30,2021 @ 4:00

Location: Great Hall

Motion to adjourn made by Bob Tougher seconded by John Thurston.

Meeting adjourn@4:10

Respectfully submitted,
John Thurston