



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **Second Floor Conference Room** - 288 Central Ave., Dover, NH
Meeting Date: Monday, September 14, 2020
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Robert Atwood (Secretary), Abigail Lyon, Amy Kramer-Perry, Jason Aube

Absent (Excused): Steve Fellows (Vice Chair)

Absent (Un-excused): Richard Erickson

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Jase Gregoire, Doug Larosa, Mr. & Mrs. Kelliher

1. **The meeting was convened at 5:30 PM and a roll call was done.**

2. **CITIZEN'S FORUM:** None

3. **APPROVAL OF THE PRIOR MEETING MINUTES** – August 10, 2020

Atwood moved to approve the August 10, 2020 minutes, Hunt seconded. Vote: 2-0 Motion passes; Kramer-Perry, Aube, Lyon abstaining

4. **OLD BUSINESS:** NONE

5. **NEW BUSINESS:**

- A. NHDES Expedited Minimum Impact Wetlands Permit for DRVP Developers, LLC, (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue.

Berry was present to explain the proposal for 10 single family units along a 700 foot long road and associated drainage, creating 312 sq. ft. of wetlands impact. Conservation Commission endorsed a Conditional Use Permit on 2/10/20 for this project. The project delay was due to dealing with the new wetlands rules and the impacts of the virus. The Planning Board approved the project earlier this year. I am aware of the e-mail sent to you by the abutter and can address it if needed.

Hunt asked Berry to review the points from the e-mail.

Berry: Storm water from the new road is being directed to rain garden resulting in a reduced flow to the abutter site. On reference line issue, we used the ordinary high water mark on the river. Project density is more of a Planning Board issue but the density is in keeping with the neighborhood. In terms of wildlife, we are preserving the most valuable part of the lot along river.

Aube: Will this require a shoreland permit?

Berry: Yes we will be applying for one as well as an AOT permit.

Aube: If the impoundment water body is more than 10 acres it may have been designated.

Lyon moved to endorse the NHDES Expedited Minimum Impact Wetlands Permit, Atwood seconded. Vote 5-0 Motion passes

The Chair signed one copy of the application and returned it to applicant.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **Second Floor Conference Room** - 288 Central Ave., Dover, NH
Meeting Date: Monday, September 14, 2020
Meeting Time: 5:30 pm

- B. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetlands Permit for the Kelliher Maureen Revocable Trust, (Agent: Steve Haight, Civilworks NE), Assessor's Map L, Lot 58-Y, zoned R-20, located at 27 Cote Drive.

Jase Gregoire was present to explain the proposal to expand a single family house with a garage addition of 355 sq. ft. and 179 sq. ft. of additional driveway, in the Conservation District adjacent to the tidal Piscataqua River, with 764 sq. ft. of tidal buffer zone impact. We have submitted the Shoreland Permit application and are waiting for comments.

Lyon: Almost the entire project is in the Conservation District.

Aube: It looks like most of the area is already disturbed. What are your storm water management plans for the site?

Gregoire: We have stone drip edge along the driveway. We did a drainage analysis.

Aube: You may want to add some native plantings in the lawn area 50 feet from the water.

Lyon: Look at the possibility of living shoreline designs for the site.

Aube: I would suggest we require native plantings in the lawn area.

Larosa: If the site is previously developed the planting requirement doesn't apply.

Aube moved to endorse the Dover CUP and the NHDES Expedited Minimum Impact Wetlands Permit, with the recommendation that where possible, native plantings be installed in the 50 foot waterfront buffer, as long as it doesn't impede the view of the water, Kramer-Perry seconded. Vote 5-0 Motion passes

The Chair signed 5 copies of the application and returned them to applicant.

- C. City of Dover Conditional Use Permit for DBS Holdings, LLC (Agent: Steve Haight, Civilworks NE), Assessor's Map G, Lot 1-M, zoned I-2, located on Crosby Road.

Doug Larosa was present to explain the proposal to construct two industrial buildings and associated driveway, pavement and drainage, with a wetland buffer impact of 16,438 sq. ft. and a temporary wetlands buffer impact of 13,697 sq. ft. The project has been to 2 TRC meetings and we have met with Planning staff. We have moved the building towards the road to reduce the buffer impacts. There are no wetland impacts. We did a drainage analysis and used low impact techniques for the drainage, using grass lined swales and level spreader. The parking spaces are in the front of the building but the location is limited by a sewer easement and the roadside swale. There is a bid need for these smaller contractor spaces. This will turn the lot into a reasonable taxable property.

Lyon: What percent of the lot is being developed?

Larosa: The parking is about 9,000 square feet and the building is about 7,000 square feet. About 10 percent of lot due to the amount of wetlands.

Hunt: The stand alone building and parking cause a lot of the buffer impact.

Larosa: That wetland is a low function and low value wetland with mixed soils and likely manmade.

Aube moved to endorse the Dover CUP, Lyon seconded. Vote 5-0 Motion passes



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **Second Floor Conference Room** - 288 Central Ave., Dover, NH
Meeting Date: Monday, September 14, 2020
Meeting Time: 5:30 pm

- D. City of Dover Conditional Use Permit for Peter Georgakilas (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map M, Lot 102-12, zoned R-40, located on Middle Road.

Berry was present to explain the proposal for a 13 lot open space subdivision with 875 feet of roadway and drainage, with a wetland buffer impact of 5,808 sq. ft. This a 28 acre site in the R-40 district. We are required to do an open space subdivision and the yield plan provided 13 lots. Canney Brook runs through the parcel and the wetlands near the brook are the most valuable. The site has been farmed. This will be a condominium development with limited common areas. The road layout avoids crossing wetlands. There is no AOT or wetlands permit required. We are using gravel wetlands, level spreaders and detention ponds for storm water treatment.

Lyon: Explain the wetland buffer signs proposed.

Berry: The signs are meant to educate buyers on the buffers and to protect the wetlands in the long run.

Hunt: Why not put the last three houses closer to the cul-de-sac?

Berry: That placement is due to the narrowing of the wetland buffers. This is the maximum number of house allowed on the site. There will 23 acres of open space protected.

Hunt confirmed that the road will be private.

Berry: Each house will be a condominium with limited common area around the house. There will be a condominium association for common maintenance.

Lyon: Will the storm water management plan be included in the condominium documents?

Berry: Yes that is include in the documents to make sure each owner knows the responsibilities.

Lyon moved to endorse the Dover CUP, Atwood seconded. Vote 5-0 Motion passes

6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received From NH Department of Environmental Services:
- Letter from Ambit Engineering to DES Wetlands Bureau for 37 Mallard Lane dock permit request for more information
 - Letter from NHDES to owner of 38 Waterloo Circle for potential wetland violation.

7. OTHER BUSINESS:

Bird: Councilor Williams asked me to let you know that the City Council is seeking volunteers to serve on a storm water and flood resilience funding task force. Please contact the City Clerk if interested.

Lyon: I am involved in this for my job and it is very worthwhile. I encourage you to volunteer.

Bird: Your October meeting falls on a holiday so we have to move it to Tuesday but that conflicts with Planning Board so I have reserved Room 305 in the McConnell Center. You met there before.

8. ADJOURNMENT

Lyon moved to adjourn at 7:17 PM, Kramer-Perry seconded. Vote 5-0 Motion passes