



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, November 9, 2020
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Robert Atwood (Secretary), Jason Aube, Kristen Murphy (Alternate), Bruce Batchelder (Alternate)

Absent (Excused):

Absent (Un-excused): Steve Fellows (Vice Chair), Abigail Lyon, Amy Kramer-Perry, Richard Erickson

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Lindsey Williams (City Council Liaison), Paul Dobberstein, Charles Panasis, Nate Stewart

1. The meeting was convened at 5:34 PM and a roll call was done.

Hunt welcomed two new alternate members - Kristen Murphy and Bruce Batchelder, who are both also members of the Open Lands Committee. Murphy has not been sworn in yet so she will not be able to vote tonight but Batchelder will.

2. CITIZEN'S FORUM: NONE

3. APPROVAL OF THE PRIOR MEETING MINUTES – October 13, 2020

Aube moved to approve the October 13, 2020 minutes, Atwood seconded. Vote: 4-0 Motion passes;

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetlands Permit for the Paula Panasis Revocable Trust, (Agent: Steve Riker, Ambit Engineering, Inc.), Assessor's Map L, Lot 105-F, zoned R-20, located at 280A Dover Point Road.

Paul Dobberstein of Ambit Engineering was present to explain the proposal for installation of in-ground pool, pervious paver deck, and pool house in the Conservation District adjacent to the tidal Piscataqua River, creating 983 sq. ft. of temporary impact and 989 sq. ft. of permanent impact in the 100' tidal buffer zone. We need 3 permits, a NH DES Wetlands Permit, NH DES Shoreland Permit and Dover CUP. The existing paver patio will be removed. A portion of the existing driveway (275 sq. ft.) in the wetlands buffer will be removed and loamed and seeded. The pool house in the notice is really a pump house. The impact area is all maintained lawn.

Aube: What are the total impacts in the TBZ?

Dobberstein: No trees will be removed since it is all lawn. There is 983 sq. ft. of temporary impact and 989 sq. ft. of permanent impact.

Aube: The application talks about a major wetlands application.

Dobberstein: A Shoreland Permit will be submitted to DES depending on comments tonight.

Hunt: Explain how you have met the CUP criteria.

Dobberstein: It is covered in the application. The pool location is limited by a sewer easement, drain pipes, and sideline setbacks.

Hunt: Could the overall size of the pool and patio be smaller to reduce the impacts?

Panasis: The patio could be smaller but the pool is already on the small side.



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Hunt: You could move the pool closer to house by making patio smaller. Driveway removal could be enlarged to mitigate impacts.

Dobberstein: The driveway is needed to access the walkout basement because the interior of the house only has a spiral staircase. Driveway provides access to dock and deliveries to bottom floor.

Aube: There is an opportunity to enhance the site with native plants and allow disturbed areas to revert to more natural areas to mitigate impacts.

Dobberstein: We could look at area between the driveway and wetland for additional plantings that could buffer the wetlands.

Aube: I want to see a planting plan in that area with native species. That will treat water runoff.

Panasis: We could run into bricks below the surface and there is not much topsoil.

Aube: A planting area at least ten feet wide could help. 50 feet in length from trees to edge of where driveway removal ends.

Bird: The applicant would need to prepare planting plan before going to Planning Board.

Murphy: If you haven't done test pits in the pool area, how do you know if the pervious pavers will drain if there is a high water table?

Dobberstein: The cross section on the plan shows 6" of gravel and 2" of bedding stone.

Murphy: Could the pool be moved out of 100 foot setback? Extend the silt soxx to cover driveway.

Dobberstein: Not sure how much we could move the pool. We can extend the erosion control.

Bird: To reduce the impacts, you could recommend that the pool is less than 50% in TBZ. You may want them to revise plan to show plantings and relocated pool and come back in December. You may not be able to sign DES permit because it doesn't reflect the changes you are discussing. You could authorize the Chair to sign the application if it is resubmitted with the revisions requested.

Atwood: If we require plantings and a 50/50 pool location they might not have to come back.

Atwood moved to endorse the NHDES Permit by Notification and Dover CUP, with the recommendations that a planting plan be prepared with native plants in a 10' x 50' area between the driveway and the wetland, the pool and patio be relocated so no more than 50% is in the Tidal Buffer Zone and the Chair is authorized to sign the DES application once it is revised to reflect the changes above, Aube seconded. Vote 4-0 Motion passes

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services: None

7. OTHER BUSINESS:

Bird distributed copies of the Conservation Commission Operating Rules for members.

Bird asked members if they wanted paper copies of the three environmental ordinances that are relevant to their jurisdiction. Bird will bring copies to the next meeting for all members.

8. ADJOURNMENT

Aube moved to adjourn at 6:55 PM, Atwood seconded. Vote 4-0 Motion passes