



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, February 8, 2021
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair)

MEMBERS REMOTE: Steve Fellows (Vice Chair), Richard Erickson, Jason Aube, Abigail Lyon, Kristen Murphy (Alternate), Bruce Batchelder (Alternate)

Absent (Excused): Robert Atwood (Secretary), Amy Kramer-Perry

Absent (Un-excused):

STAFF PRESENT: Steve Bird

OTHERS PRESENT: Michael Sievert (remotely), Liz Durfee (remotely), Kyle Pimental (remotely), others

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

Bill Hunt opened the meeting and read the following statement:

I find an ‘emergency’ exists within the meaning of RSA 91-A:2, III(b). Immediate action is imperative and the physical presence of a quorum is not reasonably practical within the period of time requiring action. The facts on which my finding of an ‘emergency’ is based are the ongoing COVID-19 pandemic, the need to accommodate social distancing and minimization of in-person contacts, and this body’s ongoing, immediate need to address the important matters on the agenda for this meeting.

Hunt conducted a roll call to determine which members were present and he asked each member to state that the reason they could not attend was the COVID-19 pandemic and to indicate if they were alone at their location.

Fellows: I am not attending due to COVID-19 and am alone in my location.

Erickson: I am not attending due to COVID-19 and am alone in my location.

Aube: I am not attending due to COVID-19 and am alone in my location

Lyon: I am not attending due to COVID-19 and am alone in my location.

Murphy: I am not attending due to COVID-19 and am alone in my location.

Batchelder: I am not attending due to COVID-19 and am alone in my location.

2. CITIZEN’S FORUM: NONE

3. APPROVAL OF THE PRIOR MEETING MINUTES – January 11, 2021

Erickson moved to approve the January 11, 2021 minutes, Lyon seconded. Roll Call Vote: Hunt Yes, Fellows Yes, Erickson Yes, Aube Yes, Lyon Yes, Batchelder Yes, Murphy Yes. Motion passes 7-0

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for John Randolph of 54 BRR, LLC, (Agent: Michael Sievert, MJS Engineering), Assessor’s Map I, Lot 6, zoned R-12, located at 54 Back River Road.

Michael Sievert of MJS Engineering presented the proposal to develop an affordable housing community with 44 detached one-bedroom units. The project proposes 18,799 square feet of impact to the 20% slope Conservation District for grading and filling for construction of roads, utilities, six units, a retaining wall, a wooded platform and a stormwater treatment pond. Houses are for workers



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from Harmony Homes in Durham. Retaining wall will minimize impacts on steep slopes. The undisturbed areas will be put into conservation.

Lyon: What DES permits are required? Is wetlands permit needed?

Sievert: There is some development within 250 feet of the tidal river so a DES Shoreland Permit is required, but nothing is within 100 feet so no wetlands permits is required.

Murphy: Some of the units appear to be very close together. What is the reason for that?

Sievert: During the TRC process it was pointed out that any units more than 50 feet from fire access would have to have a sprinkler, so we shifted some units to reduce the amount and also some units are a little larger to address ADA requirements.

Murphy: Did you look at relocating some units to reduce steep slope impacts?

Sievert: Yes we went through many efforts to minimize the encroachment but there are two fingers of steep slopes that were not possible to avoid.

Murphy: Are the recreation areas in the interior also used for storm water treatment?

Sievert: Yes the grassed areas used for recreation will handle runoff from sidewalks. The path to the viewing platform will have low impact and not be paved, likely wood chips.

Hunt: Will the steep slope impacts be cut or fill?

Sievert: There will be fill placed to build up some areas and a few areas of cut. About 10-12,000 square feet will be fill.

Fellows: What is the size of the conservation area?

Sievert: It is about 4 acres.

Murphy: Are you using matting for soil stabilization in the areas of disturbance?

Sievert: For the bio retention area we are putting in a berm with jute matting to stabilize, with rip rap at end of outfalls and the retaining wall will limit erosion issues.

Murphy: What about the water coming out of the drain pipes?

Sievert: The water will be traveling at a slight slope with low velocity.

Hunt: How long after completion of the work will monitoring taking place?

Sievert: It depends on the time of year, but SWPPP inspections go through the revegetation process.

Murphy: With no homeowners association, who is responsible for maintenance of site?

Sievert: The owners will be required to hire the maintenance companies.

Bird: Would you say the steep slopes are mostly manmade or natural?

Sievert: The areas further to the south are manmade, with fill being pushed over the edge over time.

Fellows moved to endorse the application as presented, Erickson seconded. Roll Call Vote: Hunt Yes, Fellows Yes, Erickson Yes, Aube Yes, Lyon Yes, Batchelder Yes, Murphy Yes. Motion passes 7-0



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B. Presentation of Central Business District (CBD) Street Tree Inventory Plan – Liz Durfee of EF Design & Planning, LLC and Kyle Pimental of Strafford Regional Planning Commission

Bird: The draft of this plan was presented to the Forest Management Sub-committee on October 4, 2020.

Pimental: This plan fits into the City's resilience efforts and helps to implement some master plan recommendations related to climate change. The plan is part of a larger NOAA grant project.

Liz Durfee presented the street tree inventory and plan. 16 volunteers stepped up to work on the inventory. We used an ESRI app called Survey 123 to collect the data in the field. Maps and charts from the plan were reviewed.

Erickson: What are the issues with the Ash trees?

Durfee: Some are in need of pruning and some are susceptible to the ash borer insect.

Murphy: What a great plan. Will this plan be expanded to other areas of the City? Did you track tree age?

Durfee: This inventory could be expanded to other areas using the same methods. We didn't estimate age.

Lyon: This is an awesome tool. Could the City use this plan for part of the MS-4 reporting requirements?

Pimental: Community Services will be using the plan for storm water management purposes so it could.

Lyon: Could the plan be used to review landscaping for future development like the waterfront?

Pimental: We didn't make specific recommendations related to site review but it could be used a tool.

Bird: Ironwood has done the landscaping for the waterfront so I will share this information with them.

Lyon moved to endorse the Street Tree Plan, Fellows seconded. Roll Call Vote: Hunt Yes, Fellows Yes, Erickson Yes, Aube Yes, Lyon Yes, Batchelder Yes, Murphy Yes. Motion passes 7-0

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services:

Bird: No DES correspondence but did receive the 2020 Annual Report from PREP, along with a Habitat Spotlight Report.

7. OTHER BUSINESS:

A. Discuss Committee to Work on Amendments to Wetland Protection District Ordinance

Bird stated that the Planning Board Chair appointed Dave Landry to this committee along with Hunt, Lyon, Aube and Batchelder, who volunteered at the last meeting. This sub-committee will meet remotely and Bird will schedule the first meeting soon and I will find out our deadline.

B. ADJOURNMENT

Erickson moved to adjourn at 7:19 PM, Lyon seconded. Roll Call Vote: Hunt Yes, Fellows Yes, Erickson Yes, Aube Yes, Lyon Yes, Batchelder Yes, Murphy Yes. Motion passes 7-0