



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, June 14, 2021
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair) Steve Fellows (Vice Chair), Robert Atwood (Secretary), Amy Kramer-Perry, Abigail Lyon, Richard Erickson, Kristen Murphy (Alternate), Bruce Batchelder (Alternate)

Absent (Excused): Jason Aube

Absent (Un-excused):

STAFF PRESENT: Steve Bird

OTHERS PRESENT: Stephen Haight, Jase Gregoire, Dave Middleton, others

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:34 PM.

Bill Hunt opened the meeting and did roll call, with 8 members present. Hunt said Batchelder will sit on the first and third applications and Murphy will sit on the second.

2. CITIZEN'S FORUM: NONE

3. APPROVAL OF THE PRIOR MEETING MINUTES – April 12, 2021

Kramer-Perry moved to approve the April 12, 2021 minutes, Fellows seconded. Vote: 6-0, with Erickson and Lyon abstaining.

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for Zeland Schwartz Revocable Trust, (Agent: Stephen Haight, Civilworks New England), Assessor's Map H, Lot 14D, zoned R-20, located at 26 ½ Bellamy Road.

Steve Haight and Jase Gregoire were present to explain the proposal for a 5 lot subdivision with the construction of a 400 foot long road. The project proposes 23 square feet of impact to a 20% slope and 8,630 square feet of grading impact in the Conservation District adjacent to the Bellamy River. We have been to TRC already. The owner had removed trees within the Conservation District without permits so a restoration plan was prepared as part of this subdivision to revegetate the area. The driveway that runs close to the river will be removed and revegetated.

Hunt confirmed that the existing house and garage will remain, so three new houses to be built.

Fellows: What vegetation will be used in the replanting?

Haight: The vegetation to be planted is on the landscape plan and on sheet S-1. They are native plants.

Murphy: I am wondering if the area of the Conservation District should be counted towards the minimum lot size.

Haight: This a TDR subdivision. This plan complies with zoning.

Murphy: Talk about what the storm water plans are.

Gregoire: We have a drainage study and 2 foot wide drip edges around the houses. Most of the road run-off is directed to the catch basins that go into the bio-retention pond.

Murphy: There is undercutting of the riverbank. Does this plan address that problem?



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Haight: No that area is not being touched. That happened quite a few years ago.

Murphy: I like that you are planting native species, but white pines have shallow roots systems.

Haight: They were recommended by the landscape architect.

Lyon: Does the hydrology analysis take into account the removal of the Sawyer Mill dams?

Haight: I was involved in that study and it does use current conditions with the dams gone.

Lyon: In the future I would like to see any TRC notes or minutes to understand the plan changes.

Bird: I will be glad to supply those to you.

Fellows moved to endorse the application as presented, with the condition that the reforested area will remain undisturbed except for tree removal consistent with DES Shoreland rules, Erickson seconded. Vote: 7-0

- B. City of Dover Conditional Use Permit for Dover Point Village, LLC, (Owner: Sebring Holdings, LLC), (Agent: Stephen Haight, Civilworks New England), Assessor's Map K, Lot 26, zoned R-12; located on Dover Point Road.

Steve Haight was present to explain the proposal for a 3,600 square foot medical office building, with wetland buffer impacts of 901 square feet and Conservation District impacts of 896 square feet adjacent to Varney Brook for grading for building and storm water drainage structures. We received a variance to have commercial uses. The drainage is all directed to the rear. We have a shared driveway with the parcel to the east.

Fellows: Will the trees along the brook be disturbed by the construction?

Haight: No the trees will not be removed.

Hunt: What about the quality of the water that be entering the brook?

Haight: The drainage facility will treat the water to be low phosphorous, nitrogen and salt. It is the best treatment you can do.

Lyon: Who is responsible for the maintenance of the drainage?

Haight: The owner is responsible and has to follow the storm water operation and maintenance manual and the landscaping maintenance plan.

Murphy: What about snow storage?

Haight: Snow storage is shown on the sides of the parking lot, with run-off going into the pond.

Fellows moved to endorse the application as presented, Erickson seconded. Vote: 7-0

- C. City of Dover Conditional Use Permit for Macs Convenience Stores, LLC, (Agent: Stephen Haight, Civilworks New England), Assessor's Map K, Lot 19C, zoned R-12, C & IT; located on Dover Point Road.

Steve Haight was present to explain the proposal for a convenience store and vehicle refueling station, with wetland buffer impacts of 656 square feet and Conservation District impacts of 767 square feet adjacent to Varney Brook for grading for building and storm water drainage structures.



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This site has been approved several times over the years. The drainage has been moved out of the buffers except for the pond outlet. The grading at the building corner is to protect the foundation.

Lyon confirmed that the drainage on each site was independent.

Murphy: Will they use fertilizer on the grass behind the building?

Haight: They will use a slope mix not like a lawn.

Kramer-Perry moved to endorse the application as presented, Fellows seconded. Vote: 7-0

6. REPORT FROM THE CHAIR

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

1. DES Letter to owner of 38 Waterloo Circle approving restoration plan for enforcement action.

7. OTHER BUSINESS:

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

Bird: The City and the SRPC has received a PREP grant to hire SRPC and a wetlands scientist to assist in reviewing the ordinance. The application was for \$6,500 from PREP with a \$4,000 local match. The committee had another meeting on April 13th to work on amendments. On April 27th Bird attended the Planning Board meeting to present the amendments along with Dave Landry. The amendments were approved and the Planning Board is holding public hearings in June, July and August. The committee will meet again once the contract with the SRPC is final.

B. Open Lands Committee Pollineighbor Celebration Event – June 19th at 9:00 AM, 201 Tolend Rd.

Bird: This is an event planned to celebrate the 20th anniversary of the OLC, delayed one year due to the pandemic. Come and learn about pollinators for your gardens.

C. Garrison Hill Community Garden Pictures

Bird showed members some pictures taken of the community garden that the Conservation Commission approved funding to support.

D. Book received from the NH Audubon entitled “The State of NH Birds – A Conservation Guide 2020”

Kramer-Perry asked to borrow the book.

B. ADJOURNMENT

Lyon moved to adjourn at 6:42 PM, Fellows seconded. Vote: Motion passes 7-0