



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 13, 2021
Meeting Time: 5:30 pm

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

Absent (Excused): Abigail Lyon, Steve Fellows (Vice Chair), Jason Aube, Amy Kramer-Perry, Richard Erickson

Absent (Un-excused):

STAFF PRESENT: Steve Bird

OTHERS PRESENT: Matthew Cardin, Chris Berry, Jase Gregoire, Mike Menary, Councilor Lindsey Williams

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

Hunt opened the meeting and did roll call.

2. CITIZEN'S FORUM: None

3. APPROVAL OF THE PRIOR MEETING MINUTES – August 9, 2021

Murphy moved to approve the August 9, 2021 minutes, Batchelder seconded. Vote: 3 yes, Atwood abstained

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. NHDES Standard Wetlands Permit for William and Chaney Fisher, (Agent: Matthew Cardin), Assessor's Map 7, Lot 2, zoned R-20, located at 1 Boston Harbor Road.

Matthew Cardin was present to explain the proposal to construct a new dock with a 4' x 15' access ramp, a 4' x 60' permanent wood pier, a 3' x 40' aluminum gangway, and a 10' x 20' float, in the tidal Little Bay. The project creates 560 square feet of permanent impact to tidal wetland and 60 square feet of permanent impact to the tidal buffer zone. Pier is raised to account for sea level rise and floodplain. 14 total piers and float stops included. I am seeking a recommendation for approval.

Hunt: What is the status of your DES permit?

Cardin: The application is currently being reviewed by Dave Price at DES.

Murphy: Is there any vegetation along the shore?

Cardin: No, it is a mixture of rocks and sand.

Atwood: I can confirm that there is no vegetation as I was out there reviewing an application for an oyster bed for my job with Fish & Game.

Bird: The plans shows stairs but the application says ramp? How will the piles be installed?

Cardin: The plans shows stairs but the owner may want to use a ramp due to proposed use. Same impact for ramp and stairs. We will use barge to install the piles.

Murphy moved to endorse the NHDES Wetlands applications as presented, Atwood seconded. Vote: 4 yes



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- B. City of Dover Conditional Use Permit and NHDES Standard Wetlands Permit for Settlement on 6th, LLC (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map B, Lot 5, zoned R-40, located on Sixth Street.

Chris Berry was present to explain the proposal for a 13 lot open space subdivision with a 900 foot long road and associated driveways and drainage facilities, creating 131 sq. ft. of temporary impact and 1,613 sq. ft. of permanent impact to a wetland and 12,394 sq. ft. of wetlands buffer impacts. Front of site flows south to wetland and rear of site flows east. Proposing to use TDR for 3 more lots, but we may end up with less lots. We require DES permits for Wetlands and AOT. Site uses gravel wetlands for storm water. Using stabilized slopes along road to reduce impacts. Proposing revegetation in impact areas. We have done a wildlife study. Municipal sewer is proposed.

Hunt: Any streams being impacted?

Berry: There are no streams, only wetlands.

Hunt: Why are you considering fewer houses?

Berry: TRC asked us to reduce impacts to buffers so we are looking at merging the first two lots on the right into a duplex and eliminating one of the lots on the north side of the road.

Murphy: Who will be responsible for maintaining the best management practice systems?

Berry: They will be maintained by a homeowners association that will be formed.

Murphy: I like the reduction of units to reduce impacts and the culvert design for wildlife.

Atwood moved to endorse the Conditional Use Permit and the NHDES Wetlands applications as presented, Batchelder seconded. Vote: 4 yes

- C. City of Dover Conditional Use Permit for American Durafilm Co., Inc. (Owner: DBIDA) (Agent: Civilworks New England), Assessor's Map D, Lot 11-1, zoned IT, located on Innovation Way and Venture Drive.

Jase Gregoire was present to explain the proposal for a new manufacturing building and associated parking and drainage facilities, creating 7,419 sq. ft. of wetlands buffer impacts. We have been to DBIDA on June 4th and to TRC for two meetings. The impacts are for grading and drainage. No wetlands are impacted. The building has the potential for a 5,000 square foot addition and those impacts are included. They may only fill for the 15,000 square foot building. We will be using standard erosion control blankets and hydro seeding. Run-off from Innovation Way is treated.

Murphy: How will snow storage be handled?

Gregoire: On the front it will be pushed onto the grass to the north and on the back pavement it will be pushed to the north. The maintenance and inspection manual was prepared.

Murphy: Did you consider a retaining wall to reduce impacts to wetlands buffer?

Gregoire: It would come down to cost, as the wall would be about 156 feet tall.

The members reviewed the landscaping plan.

Batchelder moved to endorse the Conditional Use Permit as presented, Murphy seconded. Vote: 4 yes



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- D. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetlands Permit for Michael and Michelle Trochalakis (Agent: Civilworks New England), Assessor's Map M, Lot 93-A-2, zoned R-40, located at 7 Cullen Bay Road.

Gregoire was present to explain the proposal for installation of an in-ground pool and brick walk in the Conservation District adjacent to the tidal Cochecho River, creating 1,052 sq. ft. of permanent impact in the 100' tidal buffer zone and building a garage addition with an impact of 144 sq. ft. to a 50' wetlands buffer. The walkway will be creating the wetlands buffer impacts not the garage itself.

Hunt: Will there be any erosion control issues due to the pool being so close to the river?

Gregoire: No we have shown the erosion control measures on the plan and the existing stone retaining wall will help. One of the Wetland Permit requirements is to find out if Dover has any wetland mitigation site that need mitigation assistance.

Bird: Right now there are not public wetland mitigation sites. The Open Lands Committee does work with private landowners to preserve land and there are a couple of projects pending but they are not in the public stage yet. You will likely end up making a payment to the ARM fund.

Murphy moved to endorse the Conditional Use Permit and the NHDES Wetlands Expedited application as presented, and to authorize the Chair to sign the applications, Atwood seconded. Vote: 4 yes

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

- E. Request for expenditures from the Conservation Fund for:

1. Open Lands Committee - Conservation Easement Appraisal – not to exceed \$6,000

Bird explained that the Open Lands Committee is requesting the funds to hire an appraiser to complete a conservation easement appraisal on a parcel of land. The OLC is working with the landowner to preserve a portion of the parcel and need to determine a value. The Conservation Fund has a balance in excess of one million dollars.

Murphy moved to approve the expenditure from the Conservation Fund for an appraisal not to exceed \$6,000, Batchelder seconded. Vote: 4 yes

6. REPORT FROM THE CHAIR

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

7. OTHER BUSINESS:

- A. Discussion on Proposal Abigail Lyon on Technical Review Committee Procedure

Lyon was absent so this discussion will be postponed until the next meeting.

- B. Update on Committee to Work on Amendments to Wetland Protection District Ordinance

Bird: The committee held a meeting on August 24th. The committee discussed the functions and values of wetlands and different methods to use. Maps prepared by SRPC showing different layers of resources were reviewed.

8. ADJOURNMENT

Murphy moved to adjourn the meeting at 6:53 PM, Atwood seconded. Vote: 4 yes