



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room – 288 Central Ave., Dover, NH
Meeting Date: Tuesday, October 12, 2021
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair) (5:40), Jason Aube, Amy Kramer-Perry, Abigail Lyon, Richard Erickson, Bruce Batchelder (Alternate)

Absent (Excused): Robert Atwood (Secretary), Kristen Murphy (Alternate)

Absent (Un-excused):

STAFF PRESENT: Steve Bird – City Planner; Jackson Kaspari – Resilience Coordinator

OTHERS PRESENT: Councilor Lindsey Williams, Brian Jones, Todd Baker, Robert Stowell

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 – September 13, 2021

Batchelder moved to approve the September 13, 2021 minutes, Erickson seconded. Vote: 2 yes, Lyon, Aube, Erickson and Kramer-Perry abstained

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for McIntosh Dover, LLC (Agent: Allen & Major Associates, Inc.), Assessor's Map 13, Lots 23 & 24, zoned Gateway District, located at 23 Cataract Avenue and 61 Rutland Street.

Brian Jones was present to explain the proposal to construct four 4-story multi-family apartment buildings (158 units) and a 1-story clubhouse as well as an additional 278 parking spaces, creating 56,000 sq. ft. of wetlands buffer impacts. He reviewed the existing tenants in the building. 1/3 of the units will be work force housing. There is not wetland filling, only buffer impacts. It is a previously developed parcel. 24,670 square feet of buffer will be restored by stopping mowing of lawn areas and the planting of trees and shrubs.

Lyon: Will the buffer impact areas be reseeded?

Jones: Yes some areas will be.

Aube: Was a functions and value assessment analysis done on the wetlands?

Jones: No but we did a wildlife assessment for the AOT Permit, which is still pending approval.

Lyon: Can you comment on the amount of impervious cover?

Jones: We are adding about 40,000 square feet of new pavement. Our drainage system collects the water underground and releases it slowly after it is filtered to the wetlands.

Aube: Have you considered protecting the restored buffer areas from encroachment with signs?

Bird: The City has wetland buffer signs that the Planning Board can require to be installed, so the Conservation Commission could recommend the buffer signs.

Hunt: Will there be a property management company hired to handle property maintenance?



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Baker: We think the buffer signs are a good idea. We are a property management company and we hire our own landscaping company.

Bird: I would ask the applicant to develop a plan with sign locations that the Planning Board can approve.

Lyon: Have you consulted with the Community Services Department about buffer restoration as it relates to potential MS-4 permit credits?

Jones: I will discuss with Donna Benton, who has mentioned this.

Hunt: What is total amount of impervious cover?

Jones: It is about 4-5 acres including buildings, sidewalks and pavement. But the storm water will be treated and the amount of run-off is reduced.

Lyon: What are your snow removal plans?

Jones: There is a snow storage plan in the site plan. TRC reviewed snow storage plans.

Bird: Can you speak to the practicable alternative plan that you prepared?

Jones: The plan shows the removal of one building but the improvement in impact is minimal.

Hunt: Are you proposing any porous pavement?

Jones: None is proposed due to the test pits that showed a high water table.

Aube: Our findings are that the functions and values of the wetlands are not high quality and that the buffer impacts are offset by the restoration plans and the affordable housing being provided.

Aube moved to endorse the Conditional Use Permit application with the recommended condition that the plan include wetland buffer signage to prevent inadvertent encroachment in the buffers, Erickson seconded. Vote: 7 yes

- B. City of Dover Conditional Use Permit for Acupetvet and DuPont's Service Center (Agent: Tritech Engineering Corporation), Assessor's Map H, Lots 29A-4 and 29A-5, zoned CM, located on Littleworth Road.

Robert Stowell was present to explain the proposal to construct a 3,075 square foot Veterinarian office building and a 2,400 square foot warehouse building, creating 625 square feet of Conservation District impacts adjacent to a pond. These are small commercial lots with small businesses. There is a common drive to both lots. A lot line adjustment is proposed to lessen wetland buffer impacts. We are proposing wetland buffer signs. In the front storm water is directed to the drainage facilities being built. In the rear the storm water sheet flows until it hits the existing berm. There is a septic system in the back. Pictures of the site were distributed.

Lyon: Are these two separate owners on two lots?

Stowell: Yes there will be cross access easements for everything.

Discussed how these were two separate CUP applications, one for Conservation District impacts to the pond and one for wetland buffer impacts. There will need to be two separate votes.

Aube: Is there an opportunity to enhance the pond buffer with plantings like white pines?



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Stowell: The plan is to allow the fields to grow over naturally over time.

Hunt asked Stowell to shown them on the plan the areas of disturbance during construction.

Discussed landscaping plans for both buildings.

Perry left the meeting at 6:30 pm.

Fellows: We are finding that the site is not a wilderness site and that the impacts have been reduced.

Fellows moved to endorse the Conditional Use Permit application as presented, Erickson seconded. Vote: 6 yes

- C. City of Dover Conditional Use Permit for Acupetvet (Agent: Tritech Engineering Corporation), Assessor's Map H, Lot 29A-4, zoned CM, located on Littleworth Road.

Robert Stowell was present to explain the proposal to construct a 3,075 square foot Veterinarian Office Building, creating 1,150 square feet of wetlands buffer impacts.

Fellows moved to endorse the Conditional Use Permit as presented, Lyon seconded. Vote: 6 yes

6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received From NH Department of Environmental Services:
1. Letter from DES to Ambit Engineering for 125 Spur Road requesting more information.
 2. Letter from DES Eversource for an after the fact permit for a pole replacement on Cocheco St.

7. OTHER BUSINESS:

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

Lyon: The idea is for a couple of Conservation Commission members to participate in the TRC process at the beginning by reviewing plans that have CUP's and provide written comments to the Planning staff in advance of the TRC meeting.

Discussed how it would work, the number of applications that would need to be reviewed, the time commitment and the possibility of doing a trial run to see how it works.

The consensus was that this was a good idea and that members could do a two month trial and begin on November 1st.

Hunt appointed Lyon and Aube to be the Conservation Commission representatives.

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

Bird: The committee held a meeting on October 4th. The committee discussed a survey of members to determine which the functions and values of wetlands to focus on. Next meeting will be in November. Good progress is being made.

Erickson left the meeting at 6:55 pm.

Request for expenditures from the Conservation Fund.

Bird explained he had neglected to put this item on the agenda and time is of the essence. The Open Lands Committee is working with a landowner of a purchase of a parcel and needs funds to hire a natural resource consultant to prepare a baseline documentation report on the parcel. You had



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approved funds for an appraisal on this parcel last October. Bird estimated that the cost would not be more than \$4,000. The Conservation Fund has a balance in excess of one million dollars.

Lyon moved to approve the expenditure from the Conservation Fund for baseline documentation report not to exceed \$4,000, Fellows seconded. Vote: 5 yes

Bird asked Jackson Kaspari to explain the need for the Chair to appoint two Conservation Commission members to a new committee being formed to work with him.

Kaspari: An ad-hoc committee is being formed comprised of members from the Conservation Commission, Planning Board and Energy Commission. The goal of this committee is to plan and prepare materials for an all-boards climate forum set to take place on January 25th. Short videos will be presented during the forum accompanied by two-page summaries for key climate related documents. This information will be made readily available on a new Resilient Dover webpage. Lyon and Murphy expressed interest in joining the committee and should be appointed by the Conservation Commission Chair unless there are objections.

Hunt appointed Lyon and Murphy to the committee.

Bird told the members that he has announced his retirement and that the November meeting would be his last Conservation Commission meeting. He has enjoyed working with everyone over the years.

Members thanked Bird for his assistance over the years and stated that he will be missed.

8. ADJOURNMENT

Fellows moved to adjourn the meeting at 7:04 PM, Lyon seconded. Vote: 5 yes