



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 8, 2021
Meeting Time: 5:30 pm

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

Absent (Excused): Steve Fellows (Vice Chair)

Absent (Un-excused): Richard Erickson, Jason Aube

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

OTHERS PRESENT: Councilor Lindsey Williams, Dave Paolini, Duncan Mellor, Ari Pollock, Teri Oehmke

1. CALL TO ORDER AND ROLL CALL

The meeting convened at 5:31 PM.

Hunt opened the meeting and did roll call.

2. CITIZEN'S FORUM: None

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

Lyon moved to approve the October 12, 2021 minutes, Kramer-Perry seconded. Vote: 5 yes, Murphy abstained

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. City of Dover Conservation Easement Notice of Intent for Dave Paolini Trustee for Long Hill Trust, Assessor's Map A, Lot 37, zoned R-40, located at 195 Long Hill Road.

Dave Paolini was present to explain the proposal to construct a 2,592 square foot agricultural use hay barn as allowed by the deed, contingent upon Conservation Commission approval. The size of the building may be less than I am asking for based on the cost.

Bird introduced the project. The conservation easement was put in place approximately nine years ago. Paolini is seeking approval as allowed by the deed.

Lyon: Would the barn still come to the Conservation Commission if it was under 2,000 square feet?

Bird: Yes, but less is required in terms of presented information to the Commission.

Kramer-Perry: How tall is the barn?

Paolini: One story.

Hunt: Will it look like the pictures?

Paolini: Yes, similar to the pictures but will have doors and the pictures are just to provide an idea. The plan is to add solar panels to the roof.

Kramer-Perry moved to approve the proposed hay barn on the conservation easement, Batchelder seconded. Vote: 6 yes



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- B. NHDES Standard Dredge and Fill Wetlands Permit Application for DAKA Properties LLC (Agent: Civilworks New England), Assessor's Map 8, Lot 9, zoned LBW, located at 423 Dover Point Road.

Duncan Mellor was present to explain the proposal to conduct maintenance dredging at a 44-slip marina, replace float guide piles and replace the existing bulkhead at the site previously known as Little Bay Marina.

Lyon: Do you know what the impact of the rip-rap is to the erosion of the salt marsh?

Mellor: Riprap helps to protect the marsh.

Lyon: Why not use a softer or living shoreline approach?

Mellor: This was not a viable option due to the steepness of the berm.

Hunt: Could the dredged material be used to reinforce the existing barge?

Mellor: This was previously done but the material washed away so this is not the current plan.

Discussion ensued regarding the timing for which the dredging would be conducted during the allotted winter window.

Lyon asked that the Commission vote on the CUP before voting on the permit application. The Commission agreed and item C was heard.

Lyon moved to endorse the NHDES Permit application as presented, Attwood seconded. Vote: 6 yes

- C. City of Dover Conditional Use Permit for DAKA Properties LLC (Agent: Civilworks New England), Assessor's Map 8, Lot 9, zoned LBW, located at 423 Dover Point Road.

Duncan Mellor was present to explain the proposal to construct a concrete pad, repair riprap and restore stone fill behind the bulkhead, creating 659 square feet of Conservation District impacts and 561 square feet of wetland buffer impacts.

Murphy: Will the existing slab be removed?

Mellor: The slab will be removed and replaced with a smaller new ADA compatible slab.

Hunt: Does DES monitor the dredging process?

Pollock: DES does not have an obligation to do so but certainly could.

Discussion ensued regarding the upland condo development.

Bird: Did DES confirm that the dredge spoils are not contaminated?

Mellor: The material was tested in accordance with DES regulations.

Bird: Will the number of piles and slips remain the same?

Mellor: Yes, they will.

Bird: How much material can the dredge removal barge hold?

Mellor: 300-400 cubic yards.



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Bird expressed concerns over the number of trips and the ability to complete the project within a month.

Mellor: We are confident that we can complete the project in a month but will hopefully have more time. There is a need for this project given that the marina was already existing, avoidance and minimization have been addressed the best extent possible. With sea level rise future repairs will be needed.

Murphy: Why not address sea level rise issues now?

Mellor: We wanted to minimize the impacts to avoid project rejection from DES.

More discussion took place about the existing conditions and usage plans by the upland condos.

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

- D. Discussion regarding City of Dover wetlands mitigation opportunities and creation of a project list, as well as a proposal by Duncan Mellor (Civilworks New England) to use eelgrass friendly boat moorings as a form of mitigation.

Duncan Mellor was present to explain his proposal.

Lyon: What is the purpose for you to bring this proposal before the Commission? Is there financial interest or is this just an act of good will?

Mellor: I have no financial interest and have worked on projects with eelgrass friendly moorings in the past.

Discussion ensued related to approval process for moorings and what other items the Commission may want to see on a mitigation list.

Bird: I recommend taking time to develop a list that includes many more options than the eelgrass friendly moorings before the Commission considers adoption.

6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received From NH Department of Environmental Services:
1. Letter from DES to Michael McDonough for 29 Boston Harbor Road about a possible violation.
 2. Letter from DES to Mike & Michelle Trochalakis of 7 Cullen Bay Road about information needed.
 3. DES Wetlands Permit issued on October 18, 2021 to Settlement on 6th LLC for 13 lot subdivision

7. OTHER BUSINESS:

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

Bird: The committee has a meeting scheduled for November 22nd. The committee will be discussing a revised survey of members to determine which the functions and values of wetlands to focus on.

8. ADJOURNMENT

Lyon moved to adjourn the meeting at 7:14 PM, Atwood seconded. Vote: 6 yes