



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, December 13, 2021
Meeting Time:	5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Jason Aube, Richard Erickson, Robert Atwood, Bruce Batchelder (Alternate), Kristen Murphy (Alternate)

Absent (Excused): Amy Kramer-Perry, Abigail Lyon

Absent (Un-excused):

STAFF PRESENT: Jackson Kaspari – Resilience Coordinator

OTHERS PRESENT: Councilor Lindsey Williams, Anna Boudreau (OLC Chair), Leslie Herd (OLC Member)

1. CALL TO ORDER AND ROLL CALL

The meeting was 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 – November 8, 2021

K. Murphy moved to approve the November 8, 2021 minutes, B. Batchelder seconded. Vote: 4 yes, 3 abstentions.

4. OLD BUSINESS: NONE

5. NEW BUSINESS:

- A. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$380,000 and an additional \$3,500 - \$6,500 to cover title insurance and closing legal fees, from the Conservation Fund to purchase a 10-acre parcel for conservation and recreation purposes.

J. Kaspari introduced the project and explained the advantages of conserving the property including:

- Proximity of the parcel to Woodman Park and a senior living center.
- Air quality benefits near downtown and a natural barrier to Route 16.
- Aquifer filtration due to the features present.
- Protection of wetlands and wildlife habitat that supports deer, owls and hawks.
- A potential space for a sizable community garden in the fielded portion of the parcel.
- A trail loop which could coincide with a picnic area.
- Recreation and conservation use instead of the build-out of the proposed 16 lot subdivision approved in 2015.

B. Hunt opened the public hearing.



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A. Boudreau: We've worked on this project for over a year. The OLC is excited about it due to the qualities that J. Kaspari highlighted. Purchasing the property was a better fit to create an urban pocket park. A joint plan would be developed in regards to the conservation and recreational uses. Boundaries would be marked to avoid encroachment issues. Several committees would be involved in trail and community garden creation.

J. Aube: In terms of the aquifer recharge, are there wetlands on the property?

J. Kaspari: There are wetlands on the property. There may also be vernal pools but those have not been confirmed by a wetland's scientist.

L. Herd: Relatively new member of the OLC and have learned a lot about the process and determining whether or not a parcel meets criteria to be pursued for purchase.

B. Hunt: Anna, what is the access to this property like?

A. Boudreau: Unsure of the specifics but there would be access for some City equipment if needed.

J. Kaspari: There is room for a small parking area off of Arch street. There is also the potential for access from the other side near Silver Square. An agreement would need to be in place between the private owners and the City.

J. Aube: Have the wetlands been delineated do you know where they are?

J. Kaspari: The wetlands have been delineated as shown on this plan set. The potential community garden would likely go in the center of the fielded area. Trail loop could align with the high point as shown by the topography.

B. Hunt: Can you point out Silver Square?

J. Kaspari: Silver Square would be in this area and can be seen more clearly on the abutter map.

B. Hunt closed the public hearing.

J. Aube: Is there opportunity for some public art display or educational signage to highlight where the wetlands are located?

J. Kaspari: Yes, signage is a good idea. Between the Planning and Recreation Departments we could likely come up with something.

S. Fellows: What is the balance in the Conservation Fund?



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J. Kaspari: Steve had mentioned the exact number which should be in the minutes but it is over \$1,000,000.

S. Fellows: Conducted a MapGeo search and this price does seem to be closed to the assessed value. In that regard the price seems reasonable.

B. Hunt: We are going to have a motion to approve the expenditure. J. Kaspari informed me before the meeting that the Commission will vote on this again to formally approve the P&S.

R. Erickson moved to approve the Conservation Fund expenditure, J. Aube seconded. Vote: 7 yes (U/A)

6. REPORT FROM THE CHAIR

A. Review of Correspondence Received from NH Department of Environmental Services:
Letter from DES to Little Bay Development LLC requesting more information for 423 Dover Point Rd.

7. OTHER BUSINESS:

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

J. Kaspari: D. Benton to take over Committee support for the time being. Met with Autumn Scott from SRPC with Chris Parker to discuss committee work and provide input. We suggested to not introduce challenges to buffer setbacks such as 50 ft versus 100 ft. Instead independent studies could be used by the applicant to further support addressing the CUP criteria if a CUP is required for the project.

B. Hunt: Interesting idea and important that this update will consider individual characteristics of the parcels when deciding upon appropriate buffers.

8. ADJOURNMENT

S. Fellows moved to adjourn the meeting at 4:55 PM, R. Atwood seconded. Vote: 7 yes (U/A)