



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, April 11, 2022
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Abigail Lyon, Jason Aube, Amy Kramer-Perry, Kristen Murphy (Alternate) Bruce Batchelder (Alternate)

Absent (Excused): Robert Atwood (Secretary), Richard Erickson

Absent (Un-excused):

STAFF PRESENT: Jackson Kaspari – Resilience Coordinator

OTHERS PRESENT: Robert (Bob) Stowell, Bob Schumirick, Stephen Herzog, Luke Hurley, John Clagnon, Michael & Sandra McDonough.

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.
Hunt opened the meeting and did a roll call.

2. CITIZENS' FORUM

None.

3. APPROVAL OF THE PRIOR MEETING MINUTES – March 14, 2022

S. Fellows moved to approve the March 14, 2022 minutes, A. Lyon seconded. Vote: 4 yes, 3 abstentions.

4. OLD BUSINESS

5. NEW BUSINESS

- A.** NHDES Standard Dredge and Fill Wetlands Permit Application for Quantum Real Estate Group, LLC. (Agent: Trittech Engineering Corporation) Assessor's Map H Lot 29A-3, 29A-4, and 29A-5 right of way, zoned CM, located on Littleworth Road. Proposal is to install a municipal water main creating 785 square feet of temporary wetlands impact.

Bob Stowell introduced the project. The NHDES dredge and fill permit application was not prepared in time for the last meeting. This is the same project as previously presented.

S. Fellows: So nothing has changed with the plans?

B. Stowell: No, it is exactly the same.

S. Fellows motioned to endorse. J. Aube seconded. Vote: U/A.

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- B.** NHDES Standard Dredge and Fill Wetlands Permit Application for Unitil Granite State Gas Transmission (Agent: Wood Environment & Infrastructure Solutions, Inc.) Assessor's Map M, Lot 47C, zoned R-12, located east of Polly Ann Park. Proposal is to construct an above ground station comprising of a pipeline internal inspection tool launcher and receiver, creating approximately 3,500 square feet of permanent wetlands impact.

B. Schumirick gave a power point presentation regarding the launcher and receiver station.

S. Herzog explained the location with respect to the wetlands and reasons for the placement of the launcher and receiver.

S. Fellows: So it seem the reason for this placement is due to the junction between the North and South changes in the pipeline size? Ideally would not want to be in the wetlands but for safety reasons I can understand the necessity.

S. Herzog: We will be paying a fee to DES for mitigation and had two pre-application meetings.

K. Murphy: Could there be some onsite mitigation to deal with the phragmites?

J. Aube: That may cause more harm then good by further impacting wetlands.

B. Hunt: Is the line coming from the South 10 inches?

B. Schumirick: Next year it will all be 10 inches.

B. Hunt: From an engineering point would it be possible to put the station on piers with concrete footings?

S. Herzog: The launcher/receiver has to be at a level that can be easily accessed by the workers.

J. Aube motioned to endorse the project. S. Fellows seconded. Vote: U/A.

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- C. NHDES Standard Dredge and Fill Wetlands Permit Application for Bluebird Self-storage (Agent: Gove Environmental Services, Inc.) Assessor's Map G, Lot 2, zoned CM, located at 64 Littleworth Road. Proposal is to construct a self-storage building with associated parking spaces, stormwater treatment and access driveway, creating 2,988 square feet of permanent wetlands impact and 225 square feet of temporary wetlands impact.

Luke Hurley was present to explain the application.

L. Hurley explained the location of the two wetland impact sites.

J. Aube: Can you speak to the functions and values of the wetlands?

L. Hurley: Some conveyance but the flow is limited. The farm ditches do remove some water from the site. Overall does not score high in terms of functions and values.

S. Fellows: Can you speak to the stormwater system?

L. Hurley described the retention pond. The water table is three to four feet down. This acts as a level spreader.

B. Hunt: What type of pavement is going to be used?

L. Hurley: Standard.

B. Hunt: Is the storage to be located all inside?

L. Hurley: Yes.

A. Lyon: Are there plans for plantings?

L. Hurley: There will be plantings where it makes sense in between paved areas and the structures.

K. Murphy: Noticed that the application had a couple components related to the Heritage Bureau.

L. Hurley: The NHB signed off.

B. Hunt: What is the elevation drop in the back?

L. Hurley: 3:1 slope.

K. Murphy motioned to endorse. J. Aube seconded. Vote: U/A.

K. Murphy exited at 6:15 pm.

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- D.** City of Dover Conditional Use Permit for Michael C. & Sandra J. McDonough (Agent: Ambit Engineering, Inc.), Assessor's Map 7, Lot 13A, zoned R-20, located at 29 Boston Harbor Road. Proposal is to re-develop the site including replacement of the existing residential structure, re-configuration use of pervious technology for the proposed driveway, grading and associated landscape improvements within the Conservation District and Wetlands Protection District.
- E.** NHDES Standard Dredge and Fill Wetlands Permit Application for Michael C. & Sandra J. McDonough (Agent: Ambit Engineering, Inc.), Assessor's Map 7, Lot 13A, zoned R-20, located at 29 Boston Harbor Road. Proposal is to re-develop the site including replacement of the existing residential structure, re-configuration use of pervious technology for the proposed driveway, grading, utility connections and associated landscape improvements, creating 2,267 square feet of permanent impact and 1,064 square feet of temporary impact to the previously developed Tidal Buffer Zone.

The Commission agreed to hear items D and E together.

John Clagnon was present to explain the proposal. Overall there is a reduction in impervious surface area on site.

J. Aube: What is the decrease to impervious?

J. Clagnon: The decrease is around 30%.

A. Lyon: Porous pavers are great but only work well if maintained appropriately. Is there a porous pavers management plan?

M. McDonough: Porous pavers should need less than porous pavement but will make sure they are maintained.

J. Aube: How is the stormwater being dealt with?

J. Clagnon: The porous pavers will allow for integration.

A. Lyon: What is the elevation from the edge of the property to the water line?

J. Clagnon: There is about a 6-foot grade change at the shore.

S. Fellows: Can you speak to the vegetation?

J. Clagnon: There will be some trimming but no changes otherwise.

A. Lyon: Could the structure be moved closer to the road?

J. Clagnon: The presence of a sewer easement prevents us from doing that.

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J. Aube motioned to endorse the applications citing the reduction in impervious surface area. A. Kramer-Perry seconded. Vote: U/A.

- F.** Authorization vote for Chair to sign Critical Flood Risk Infrastructure Grant letters of support. Gretchen Young, Environmental Projects Manager, was present to explain the project applications.

There are six letters for Community Services related proposals and one for the Waterfront Development produced by Steve Bird.

A. Lyon motioned to authorize the Chair to sign the Waterfront Proposal letter. S. Fellows seconded. Vote: U/A.

A. Kramer-Perry motioned to authorize the Chair to sign the stormwater utility letter. J. Aube. seconded. Vote: U/A.

B. Batchelder motioned to authorize the Chair to sign the man-made wetland letter. A. Lyon. seconded. Vote: U/A.

A. Lyon motioned to authorize the Chair to sign the BMP nitrogen reduction letter. B. Batchelder seconded. Vote: U/A.

J. Aube exited the meeting at 7:00 pm.

S. Fellows motioned to authorize the Chair to sign the group purchase of a high-quality street sweeper letter. A. Kramer-Perry. seconded. Vote: U/A.

S. Fellows motioned to authorize the Chair to sign the Blackwater Bridge rebuild letter. A. Kramer-Perry seconded. Vote: U/A.

A. Kramer-Perry motioned to authorize the Chair to sign the Reyeners Brook Culvert letter. B. Batchelder seconded. Vote: U/A.

- G.** Vote to use a maximum of \$10,000 from Conservation Fund for an updated survey of River Run Wildlife Management Area.

J. Kaspari: There is a longstanding dispute with the abutting owners of a parcel connected to conservation land known as River Run Wildlife Management Area. The parcel is owned by the City and monitored by LCHIP. LCHIP has requested an updated survey to solved the dispute. The survey shouldn't cost \$10,000 but asking for that amount to make sure another authorization wouldn't be needed. The final amount is expected to be between \$5,000 and \$10,000.

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S. Fellows motioned to authorize using up to \$10,000 in Conservation Funds for the survey. A. Lyon seconded. Vote: U/A.

H. Appointment of Wetland Mitigation Priority List Subcommittee.

J. Kaspari: There is a need to develop a mitigation priority list. We have seen a number of requests for this over the last few months. Community Services has some priorities that could be incorporated. Given the low number of members present tonight it might be best to hold off on appointing the sub-committee:

A. Lyon: Will you reach out to gauge interest from members and also share the link to the climate resources page?

J. Kaspari: Yes, I'll do so.

The item was tabled to the May meeting.

6. REPORT FROM THE CHAIR

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

7. OTHER BUSINESS

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

J. Kaspari: There were some concerns from City Staff regarding oversight and public service related to the amendments. The Planning and Community Development Director, Donna Benton is working on providing feedback to what is likely achievable in the near term.

A. Lyon provided a debrief of the climate resources forum and encouraged members to check out the Resilient Dover webpage and the factsheets and videos that were created as part of the Climate Forum planning process.

8. ADJOURNMENT

Motion: A. Lyon. moved to adjourn the meeting at 7:28 PM. S. Fellows seconded. Vote: U/A.