

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, August 8, 2022
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Kristen Murphy, Abigail Lyon, Bruce Batchelder

ABSENT EXCUSED: Robert Atwood (Secretary), Jason Aube, Amy Kramer-Perry

STAFF PRESENT: Jackson Kaspari – Resilience Coordinator

OTHERS PRESENT: Councilor Lindsey Williams, Chris Berry, Doug LaRosa, Gretchen Young

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 – July 11, 2022

A. Lyon moved to approve the July 11, 2022 minutes, K. Murphy seconded. Vote: 3 yes, 1 abstention.

4. OLD BUSINESS: None

At the Chair's request J. Kaspari acknowledged the passing of Commission Member Richard Erickson and thanked him for his service to the City of Dover in his capacity as a Commission Member and through his involvement in other community-based organizations. May he rest in peace.

S. Fellows arrived at 5:33 pm.

5. NEW BUSINESS

A. City of Dover Conditional Use Permit for Equine Properties, LLC, (Agent: Berry Surveying & Engineering), Assessor's Map H, Lot 37A, zoned Commercial, located at 239 Knox Marsh Road. Proposal is for a 64 unit primarily residential development with 10,394 square feet of wetland buffer impacts and 33.8% of impervious cover in a Secondary Groundwater Protection Zone, where 20% is allowed. The Commission endorsed a Conditional Use Permit for this project during its July 12, 2021 meeting but since then the proposed impervious cover within the Secondary Groundwater Protection Zone has increased from the initial 28.6% to address a life safety concern.

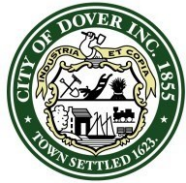
Chris Berry with Berry Surveying & Engineering was present to explain the request to the Commission.

B. Hunt: Where is the site relative to F.W. Webb?

C. Berry: Across the street.

B. Hunt: Is this the site where there is currently a Christmas tree farm?

C. Berry: Yes.



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S. Fellows: So, is the additional portion what is wrapping around the side of development?

C. Berry: That is correct. The addition was to address a life safety function.

A. Lyon: When you say life safety function do you mean emergency vehicle access?

C. Berry: It won't function for a large fire vehicle but can allow for smaller vehicles like ambulances as well as personal transport.

S. Fellows: To clarify the Planning Board has approved the CUP but are looking for additional comment from the Commission?

C. Berry: That is correct.

S. Fellows motioned to endorse the revised conditional use permit as presented stating that the need for the additional impervious is clear and that appropriate mitigation efforts have been taken. A. Lyon seconded.

Vote: 5 yes.

- B. City of Dover Conditional Use Permit for Storage Barn, LLC, (Agent: Civilworks New England), Assessor's Map D, Lot 12-2, zoned Innovative Technology, located off Production Drive. Proposal is for five self-storage buildings and an access driveway with 10,310 square feet of wetland buffer impact.

Civilworks New England Staff were present to explain the application.

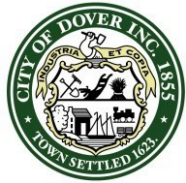
S. Fellows helped describe the location.

A. Lyon: Can you speak to the reasoning behind the permanent pool?

Vegetation within the pool will help treat the water prior to discharge. The pool helps treat stormwater for suspended solids, phosphorous and nitrogen. The area will become revegetated and will help preserve the current wetland area. This treatment method meets the criteria in the City of Dover Site Review Regulations.

K. Murphy: Were alternative treatment options considered such as a gravel wetland?

D. LaRosa: Treatment capabilities of gravel wetland and pool are similar and a gravel wetland requires more maintenance. City Engineer Ken Mavrogeorge advised to use deep sump catch basins for sediment removal.



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K. Murphy: Can you speak to how the stormwater will move on the left side of the buildings? Is there a drainage swale?

D. LaRosa: All stormwater in the paved area is directed towards the wet pond. The area behind building number one will flow towards an existing drainage wetland. The project will not add to that but we will be improving the current state of that area to handle larger flow influx.

K. Murphy: How will snow storage be handled?

D. LaRosa: Snow storage will be plowed around the paved area and will be placed in two areas on the site perimeter. There is ample volume. The snow contamination levels are expected to be very low based on the projected use of the site and elements such as the lack of an on-site dumpster.

K. Murphy: Unsure of how the rest of the Commission feels but my preference would be to see some treatment of the snowmelt instead of allowing it to flow into the existing wetland area.

Could the snow be pushed towards the treatment area?

D. LaRosa: Could add note to the plan that the snow is to be left along the side of the curbing so that the melt will be directed towards the deep sump catch basins.

B. Hunt: Could that be done even with significant snow fall?

D. LaRosa: There is significant volume for storage.

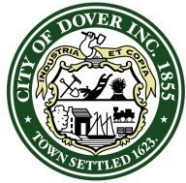
S. Fellows motioned to endorse the revised conditional use permit under the provision that a note is added to the plans that indicate snow storage be located in a way that the snowmelt is directed into the deep sump catch basins with applicable signage onsite. A. Lyon seconded.

Vote: 5 yes.

6. REPORT FROM THE CHAIR

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

J. Kaspari: Nothing to report from NHDES but left the item on in case correspondence was submitted between the posting of the agenda and meeting.



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7. OTHER BUSINESS

A. Update on the Proposed Stormwater Utility – Gretchen Young, Environmental Projects Manager

Gretchen Young walked the Commission through a presentation on the proposed stormwater utility. The Commission occasionally is asked about the Utility so the purpose of the presentation is to provide an informative summary of the recommendations and an update on the planning progress.

A detailed summary of the recommendations can be accessed using the following link:

https://www.dover.nh.gov/Assets/government/boards-commissions/city-council/stormwater/documents/Summary%20of%20Recommendations_Dover%20Stormwater%20and%20Flood%20Resilience%20Funding%20Committee_January%202022.pdf

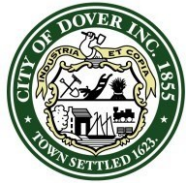
The full Finding & Recommendations Report is available through the link below:

<https://www.dover.nh.gov/Assets/government/boards-commissions/city-council/stormwater/documents/Dover%20Stormwater%20and%20Flood%20Resilience%20Funding%20Committee%20Recommendations%20Report%202022.pdf>

B. Proposed Mitigation Opportunity List

Priority Level	Project	NHDES Activity Type
Top	Purchase, conserve and restore Severino property and sand pit	Upland Buffer Preservation
Tier 1	Creation of living shoreline along Cochecho River	Restoration
Tier 2	6 th Street Culvert Replacement	Enhancement
	Rayner's Brook Culvert Replacement	Enhancement
	Bellamy Culvert Replacement	Enhancement
	Tidal Culvert Improvements (refer to Coastal Hazard Mitigation Plan)	Enhancement
Tier 3	Chapel Street Ravine	Restoration
Tier 4	HLP BMP	Enhancement
Tier 5	Oak, Broadway and Central water management improvements	Enhancement
	Connect Chapel St. ravine to Cochecho outfall	Enhancement
Tier 6	Dam removal projects (conceptual at present)	Restoration

J. Kaspari: Initially we had discussed pulling together a subcommittee to look at this topic but Chair Hunt noted that it would be best if staff proposed an initial list that could then be vetted by the Commission. I asked Gretchen Young to identify projects, solicit feedback from other staff in the Community Services



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Department and rank them based on assessed priority. She provided the list you've been given and the rankings have been formatted into tiers with "top" being the highest followed by "tier 1". The tabulated list includes the priority level, a short description of the project and a categorization of activity type based off the NHDES recommendations.

J. Kaspari: Using the Aquatic Restoration Mapper only one issue had been identified which was the need for Bellamy culvert replacements which were also identified as a priority by Gretchen. K. Murphy had suggested using this tool.

A. Lyon: Could you include expanded descriptions capturing the prioritization?

J. Kaspari: Yes, I can work with Gretchen on that.

A. Lyon: Maybe it would be worth checking to see if applicants could pay into a City fund instead of providing the mitigation themselves via a project? I imagine some of these could use funding built up over time.

Kaspari and Young agreed that this could be a great solution but will need to check with the City Attorney.

K. Murphy voiced her support for the initial list and looks forward to seeing how the effort moves forward.

8. ADJOURNMENT

A. Lyon motioned to adjourn. S. Fellows seconded. Vote: 5 yes.