



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, September 12, 2022
Meeting Time: 5:30 pm

MEMBERS PRESENT: Robert Atwood (Secretary), Kristen Murphy, Jason Aube, Bruce Batchelder

Absent (Excused): Bill Hunt (Chair), Steve Fellows (Vice Chair), Amy Kramer-Perry, Abigail Lyon

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Lindsey Williams (City Council), Kevin Boulton, Joe Griffin, Alex Ross, Mike Carle, Chris Wilkes.

1. CALL TO ORDER AND ROLL CALL

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

2. CITIZENS' FORUM: None

3. APPROVAL OF THE PRIOR MEETING MINUTES – August 8, 2022

B. Batchelder moved to approve the August 8, 2022 minutes, K. Murphy seconded. Vote: 2 yes, 2 abstentions.

4. OLD BUSINESS: None

5. NEW BUSINESS

A. City of Dover Conditional Use Permit for JSR, LLC, (Agent: Berry Surveying & Engineering), Assessor's Map D, Lots 11-5 and 11-5SND, zoned IT, located at the intersection of Quality Way and Venture Drive. Proposal is to add fill to allow for access to the site and develop a stormwater treatment cell associated with the construction of a 10,080 square foot Contractor Storage Bay / Office Facility creating 7,935 square feet of wetland buffer impact.

Kevin Bolin from Berry Surveying and Engineering was present to explain the application.

K. Murphy: Can you speak to the snow storage locations?

K. Bolin: There are temporary locations for storage but the snow will be removed from the site.

J. Aube: No direct impact to wetlands?

K. Bolin: That is correct.

J. Aube: What are the existing conditions of the buffer in this area?

K. Bolin: The site is wooded currently.

R. Atwood. Is the entire site going to be cleared, are there going to be new plantings?

K. Bolin: The landscape plan indicates where the new plantings will be located and the types.

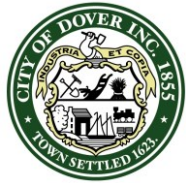
J. Aube: Was a functions and values assessment conducted?

K. Bolin: I will have to get back to you with that information.

K. Murphy: Did they check for a sign of vernal pools?

K. Bolin: I'll have to check with the wetland scientist.

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J. Aube expressed his desire for more information regarding the current state of the wetland resources on site especially considering the fully wooded nature of the lot.

K. Murphy moved to endorse the application citing the use of alternative materials to plastics, the inclusion of a silt sock, addition of retaining walls where possible, and treatment of an area that is not currently treated but asked that the applicant provide details noting if any vernal pools were discovered onsite and highlighting the functions and values of the wetlands before the application is heard by the Planning Board. J. Aube seconded. Vote: 4 yes.

B. City of Dover Conditional Use Permit for Weave Filtration, LLC, (Owner: DBIDA), (Agent: Civilworks New England), Assessor's Map D, Lot 11-7, zoned IT, located off Quality Way. Proposal is for the construction of a 23,125 square foot building creating 5,075 square feet of wetland buffer impact mostly associated with the grading and drainage.

Joe Griffin with Civilworks New England was present to explain the application.

K. Murphy: For a large site with a small amount of porous pavement, is the applicant committed to maintaining it?

J. Griffin: They are committed to maintaining it and signs will be posted on the site regarding the maintenance. Conservations about this were conducted with the City Engineer during the Technical Review Committee meetings. A vacuum assisted brush will be used a couple times a year to clear built up debris.

J. Aube: Could you speak to when the delineation was conducted and the corresponding functions and values of the wetland area?

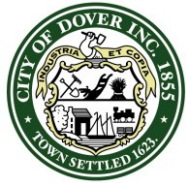
J. Griffin: Functions and values was not performed but the wetland was delineated within the past six months.

K. Murphy: Is there curbing around the site and could you talk about how the stormwater would flow through the property?

J. Griffin: Curbing directs the water into the conveyance swale that brings it to a sediment forebay prior to it entering the wet pond. Roof drain also brings the water to the sediment forebay. Is expanding treatment out to quality way where there currently was not treatment.

K. Murphy moved to endorse the application given the considerations for treatment of stormwater that is not currently treated, avoidance of deep sump catch basins where possible, pervious pavement and the maintenance plan provided the recommendation that the Planning Board receive indication that vernal pools were looked for and that the existing functions and values of the wetlands will not be impaired. B. Batchelder seconded. Vote: 4 yes.

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C. City of Dover Conditional Use Permit for White Birch Armory, (Owner: Recon Realty, LLC), (Agent: Civilworks New England), Assessor's Map G, Lot 3-A1, zoned CM, located at 80 Industrial Park Drive. Proposal is for a 20,287 square foot addition with associated expanded parking, additional drainage and grading, creating 6,975 square feet of wetland buffer impact.

Joe Griffin with Civilworks New England was present to explain the application.

J. Aube: What are the conditions of the buffer today?

J. Griffin: The buffer today is a wooded, brush and grass mix.

J. Aube noted that the area is currently industrial.

J. Aube: Is there any opportunity for buffer enhancement elsewhere?

J. Griffin: The buffer impacts were minimized to the greatest extent possible.

J. Griffin explained the use of the different seed mixes to K. Murphy.

K. Murphy moved to endorse the application based on the proximity of the site to existing development, the efforts to meet AOT standards, with a recommendation that the applicant indicates to the Planning Board that no vernal pools are present and that the functions and values of the wetlands will not be degraded. J. Aube seconded. Vote: 4 yes.

D. City of Dover Conditional Use Permit and NHDES Expedited Minimum Impact Wetland Permit for William C. Fisher and Chaney N. Fisher, (Agent: Ross Engineering, LLC), Assessor's Map 7, Lot 2, zoned R-20, located at 1 Boston Harbor Rd. Proposal is to install a 960 square foot addition, new deck stairs, an outdoor shower, replace the existing driveway with pervious pavers, install a pervious paver walkway and concrete pad for utility equipment creating 534 square feet of temporary wetland impact (419 square feet within the Conservation District) and 2,890 square feet of permanent wetland impact (1,306 within the Conservation District).

Alex Ross was present to explain the application.

J. Aube: Can you speak to the decrease in lot coverage?

A. Ross: It went from 39% percent to a proposed 25%.

J. Aube: Is there any opportunity for stormwater management?

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A. Ross: Was considered but the site is very constrained by the lot size. With the pervious pavers it should allow stormwater to shed off and infiltrate.

J. Aube: Could a drywell be installed?

A. Ross: We could integrate that if it is a recommendation.

K. Murphy: Is the outdoor shower treated at all?

A. Ross: It's just a shower meant for cleaning sand off.

K. Murphy: Could you speak about the property under sea level rise scenarios?

A. Ross noted the highest water mark that the owner had ever experienced.

J. Aube motioned to endorse the project as presented because the site is already developed and that the impervious area will be significantly reduced and there is a maintenance plan with the recommendation that a dry well in incorporated to help infiltrate stormwater associated with the proposed garage and endorse that the applicant be able to submit the NHDES wetlands permit application through the expedited permitting process. K. Murphy seconded. Vote 4 yes.

E. NHDES Standard Dredge and Fill Wetlands Permit Application for Great Bay Yacht Club, Assessor's Map 8 Lot 40, zoned R-20, located at 21 Wentworth Terrace. Proposal is to conduct maintenance on an existing boulder and gravel causeway by adding trap rocks to fill in the current rip-rap creating 771 square feet of permanent impact to the Tidal Buffer Zone.

Mike Carle was present to explain the application.

J. Aube: Proposing to temporarily mitigate erosion using trap rock?

M. Carle: Yes, the trap rock fills the void spaces to help prevent leaching of the gravel.

J. Aube requested to see additional photos and the applicant presented them and indicated the impacts during storm occasions.

J. Aube requested clarification that the applicant eventually will raise the money to do a full overhaul of the site.

J. Aube: Have you sought guidance from a professional engineer who is well versed in these projects?

M. Carle: A couple professional engineers are involved with the Club who provided guidance and plans for the project.

M. Carle noted that the next step will be a full evaluation and assessment plan once the funds have been procured which is planned for around 2032.

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J. Aube motioned to endorse the NHDES application with a recommendation that the applicant does their due diligence and makes a good faith effort to find a long-term solution to minimize the loss of material over time. B. Batchelder seconded. Vote 4 yes.

F. City of Dover Conditional Use Permit for Public Service Company of New Hampshire d/b/a Eversource Energy, (Agent: VHB, Inc.), Assessor's Maps 24 and 25, covering various lots within the utility ROW, zoned G and R-12, located between Oak Street and south of Atlantic Ave. Proposal is to replace six deficient wooden utility poles with weathered steel poles creating 2,110 square feet of temporary wetland impact and combined 14,900 square feet of temporary impact to wetland buffers and the Conservation District.

Chris Wilkes was present to explain the application.

J. Aube: Does Eversource do a lot of construction monitoring?

C. Wilkes: They do, VHB will be onsite to oversee that the contractor is performing the work according to the plan and NHDES regulations.

Per J. Aube's request, C. Wilkes provided insight to his correspondence with the NHB regarding plants and animals in the projects area.

Work is to be conducted outside of the growing season which will also help minimize impacts.

R. Atwood: How does the size of the new poles compare to the old ones?

C. Wilkes: All the poles are being replaced within 10 feet of the existing poles and will be around the same height to the wooden poles that are currently present. All impacts are temporary.

J. Aube motioned to endorse the project as presented given that the applicant made a good faith effort to avoid and minimize impacts to resources, work is to be conducted during the non-growing season, coordination has been made with NH Fish and Game and lastly construction monitoring will ensure the resources are protected. K. Murphy seconded. Vote: 4 yes.

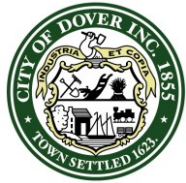
G. Request for expenditures from the Conservation Fund for:

1. Open Lands Committee – Conservation Easement Appraisal – not to exceed \$10,000

J. Kaspari explained the request from the Open Lands Committee in general terms, noting that the Committee conducted an evaluation and that the property scored very highly. To move forward the private party needs to have a sense of what the easement is worth. Therefore, the Open Lands Committee is recommending this expenditure so that an appraisal can be conducted. Based off a recent appraisal cost, he expects it to be between \$6,000 and \$10,000.

B. Batchelder motioned to approve to fund the Open Lands Committee for a conservation easement appraisal not to exceed \$10,000. K. Murphy seconded. Vote: 4 yes.

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6. REPORT FROM THE CHAIR

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

J. Kaspari noted that there was no correspondence to report but left the agenda item in case something came in in the days prior to the meeting.

7. OTHER BUSINESS

J. Kaspari: S. Fellows requested to have the Forestry Subcommittee start meeting again. I've reviewed where the Subcommittee left off and am working with him to schedule a future meeting. Please let me know if you're interested in participating.

K. Murphy: Who from the Conservation Commission participated in the past?

R. Atwood: I did and so did Amy.

Kaspari and Atwood discussed where the Subcommittee left off.

8. ADJOURNMENT

The meeting was adjourned unanimously.