

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, November 14, 2022
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Amy Kramer-Perry, Abigail Lyon, Bruce Batchelder

Absent (Excused): Kristen Murphy, Jason Aube

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Lindsey Williams (City Council)

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: Liz Goldman of 44 Rutland Street spoke about open land near the Community Trail which may be a good option to conserve given the proximity the Bellamy River.

3. APPROVAL OF THE PRIOR MEETING MINUTES – September 12, 2022

B. Batchelder moved to approve the September 12, 2022 minutes, R. Atwood seconded. The minutes were approved by unanimous consent.

4. OLD BUSINESS: None

5. NEW BUSINESS:

- A.** City of Dover Conditional Use Permit for Summit Land Development, (Owner: 7 West, LLC), (Agent: Altus Engineering, Inc.), Assessor's Map H, Lot 11, zoned G, located off Durham Road. Proposal is to construct a three story 42,480 gross square foot medical office building creating 950 square feet of wetland buffer impact associated with two drainage pipe outfalls.

Cory Belden from Berry Surveying and Engineering was present to explain the application.

B. Hunt: Are the pipes coming from the outfalls coming from a catch basin or rain gardens?

C. Belden: From the rain gardens, even in a large storm event the expected flows are not that high but a level spreader will help disperse the water at the outfalls.

C. Belden: The drainage will be looked at by the state and was examined by the City's engineering team as part of the technical review process.

S. Fellows: Compared to the footprint of the building itself there seems to be a lot of parking. How many spaces are there?

C. Belden: Around 205, but many will be used by employees and a standard calculation was used to determine the amount needed for this type of use.



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A. Kramer-Perry: Was there any exploration into putting a parking structure onsite to reduce the parking footprint?

C. Belden: There would be significant added cost associated with a parking structure and a zoning variance may also be required.

Discussion ensued about the traffic situation near the Durham Road intersection and how a future City roadway through the lot may help with the traffic patterns. The future potential roadway would provide direct access to the Dover Middle School and is being considered as part of a pending development agreement.

S. Fellows: A. Lyon in your opinion from the waterway perspective, is this going to make a meaningful difference given what's there now?

A. Lyon: The City of Dover has pretty progressive stormwater management standards. As part of those this project is required to not increase the runoff amounts and treat any runoff that is generated. It's not that it couldn't have any impact but it's important to consider what aspects the Commission can weigh in on.

C. Belden described the snow storage areas and removal per A. Lyon's request.

A. Lyon: Who is responsible for maintaining the raingardens?

C. Belden: The owner is responsible.

Belden then proceeded to describe the various proposed treatment options including a storm-tech system that would be put in place.

A. Lyon: Consider using grasses instead of plants for the raingardens. The removal efficiency to maintenance level is optimized for grasses that can be mowed.

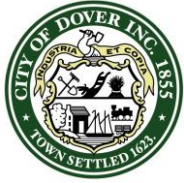
The Commission then reviewed a hardcopy of the landscaping plan at the request of the Chair.

A. Lyon motioned to endorse the Conditional Use Permit as proposed, acknowledging: that the outfalls were shifted into the buffer given the potential for a future road and that the project was moved away from the sensitive resources based on TRC feedback. R. Atwood seconded. Vote: 6 yes.

6. REPORT FROM THE CHAIR

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

J. Kaspari relayed information to the Commission regarding approved permits for 3 Wentworth Terrace and 5 Landing Way. Kaspari also indicated that NHDES issues a request for more information for the proposal located at 1 Boston Harbor Road.



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7. OTHER BUSINESS

A. Review Mitigation Priority Map

J. Kaspari described the purpose of the map in relation to the mitigation priority list that was produced with the assistance of Environmental Projects Manager Young. The map is intended to help the Commission understand where the proposed future projects would be located in Dover and would also serve as an additional tool to provide to applicants who cannot perform onsite mitigation.

Forest Management Subcommittee

S. Fellows provided an update on the Subcommittee's latest meeting and some next steps to move things forward now that the Subcommittee has started up again. The Subcommittee revisited the Forest Management Plan for the parcels near the Tolend Road Landfill site. The Subcommittee also looked at the final proposed CBD Street Tree Plan and devised a plan with Kaspari for next steps.

Meeting minutes are available with a further description.

8. ADJOURNMENT

The meeting was adjourned unanimously.