

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – COND-2024-0004

Application Type: Conditional Use Permit
Applicant(s): Unitil Granite State Gas Transmission
Owner(s): Unitil Granite State Gas Transmission
Location: Gerrish Road (Assessor's Map M, Lot 47-C)
Date: April 11, 2024

INTENT: Proposal is for a Conditional Use Permit (CUP) to install a replacement section of pipe for Unitil's natural gas pipeline, construct an above-ground station for inspection equipment, and replace the existing access road with a gravel surface. The proposed project will create 17,015 square feet of wetland impacts.

UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 20.70± acres (total parcel)

ZONING DISTRICTS: R-12, Wetland Protection District, Conservation District

EXISTING LAND USE: Interstate natural gas transmission pipeline corridor easement

PROPOSED LAND USE: Interstate natural gas transmission pipeline corridor easement

SURROUNDING LAND USE: Residential, Stream and Wetlands, Utilities

ZBA ACTION: None

PERMITS REQUIRED: -NHDES Wetlands
-City of Dover CUP

WAIVERS REQUESTED: None.

ATTENDANCE:

Members:

Erin Bassegio, Planning
Paul Crouser, Zoning
Ken Mavrogeorge, Engineering
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
James Burdin, Business Development

Others:

Jackson Kaspari, City of Dover Resilience Manager
Stephen G. Herzog, PWS, VHB
Robert Schumrick, Unitil
Tracey Sweeney, Unitil
Matt Pelletier, Process Pipeline Services

Approval of minutes from March 28, 2024:

M. Speidel moved to approve the March 28, 2024 minutes.
Seconded by K. Mavrogeorge. Vote: U/A.

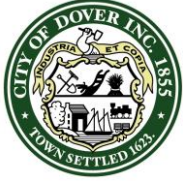
PLAN REVIEW:

Planning:

- Clearly identify the 100' Conservation District buffer (potentially in another color)
- Include local language for buffer and wetland impacts (ex. previously tidal developed buffer zone is used for state permitting)
- Expand on CUP criteria in narrative
 - Avoidance and minimization

Engineering:

- General Comment:
 - Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.*
<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>
- Sheet C2.01:
 - Recommend replacing any damaged drainage culverts that cross the access road. One is called out as being crushed. Minimum culverts should be 12" HDPE.
- Sheet C2.03:
 - What are the miscellaneous piles of material to be removed? Please add a note that these materials will be disposed of in accordance with all applicable laws.
- Sheet C2.04:
 - The gravel driveway from the City's Pump Station appears to be too close to the sewer force main pipes coming out of the ground. Move the driveway to the north to provide more separation.
- Sheet C3.02:
 - Recommend additional contour labels for contours outside of the access road.
- Sheet C3.04:
 - Erosion control is running through City piping infrastructure.



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Police:

- What is the status of Dover Point Cooperative activities and/or efforts to restrict access to Unitil's easement? By this I refer to the October 5, 2022 letter from Unitil's legal counsel to the president of the Cooperative.
- With respect to the Property Rights section of your February 28, 2024 introduction letter noting precedent, would like opinion of Dover City Attorney to confirm that land owner should not co-sign the application.

Inspections Services:

- None.

Fire:

- Will there be department access in the event of an emergency?
 - Will access change during various construction phases?
 - Are there gates / locks?
 - Year-round, all-weather access?

Business Development:

- Will the proposed work require any planned service outages while improvements are completed?
- If so, what is the anticipated extent and duration? What kind of outreach will be done to inform residents and businesses of any service impacts?

Planning Board:

- None.

Next Steps: Revise plans to address identified issues and resubmit for Conservation Commission review and Planning Board.

Adjournment: K. Mavrogeorge moved to adjourn the meeting at 10:56 a.m. Seconded by M. Speidel. Vote: U/A