

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, May 13, 2024
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Kristen Murphy, Amy Kramer Perry, Abigail Lyon, Russ Warnock (Alternate)

Absent (Excused): Steve Fellows (Vice Chair), Robert Atwood (Secretary), Jake Geddes

Absent (Unexcused):

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Steve Haight, Mike Menary, Sarah Large, Kyle Pimental, Steve Herzog, Robert Schummrick, Councilor Williams

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

None

3. APPROVAL OF THE PRIOR MEETING MINUTES- April 8, 2024

K. Murphy moved to approve the minutes of April 8 as submitted. A. Lyon seconded. Vote: U/A

4. OLD BUSINESS:

None

5. NEW BUSINESS:

A. City of Dover Conditional Use Permit for H. J. Stabile & Son, Inc (Owner: Double Diamond Holdings North, LLC), Assessor's Map 15, Lot 40A-1, zoned G, located off of Fisher Street.

Proposal is to construct a townhouse condominium complex creating 16,250 square feet of wetland buffer impact and 6,329 square feet of overlapping impact to the Conservation District.

Steve Haight and Mike Menary, CivilWorks Engineering represented the applicant and presented the item. The proposal is a CUP for a condominium complex off Fisher St. He gave background on the application noting they have been before TRC a few times and the project has changed and reduced during the review process. He explained the differences and the current proposal.

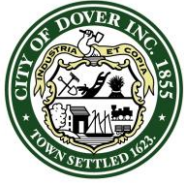
He highlighted details including:

- Drainage/ Treatment
- Sidewalk/ Pedestrian crossing
- Buffer/ Impacts

Committee members asked clarifying questions about the above topics.

Additional discussion and clarification about the following:

- Stormwater maintenance plans and reports
- Condominium documents
- Landscaping/ Plantings
- Driveways
- Recreation areas



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Recommendations for native plantings was discussed and supported by the group.

S. Haight reviewed the process and boards and committees the plan will go through. If there is a recommendation for more native plantings and the applicant needs to make an update, they can make those adjustments.

A. Kramer Perry moved to endorse the project as presented with the stipulations relating to native species. R. Warnock seconded. Vote: U/A

B. City of Dover Conditional Use Permit for Unutilized Granite State Gas Transmission (Owner: Dover Point Cooperative, Inc.), Assessor's Map M, Lot 47-C, zoned R-12, located within Unutilized's existing right-of-way between the end of Gerrish Road and Dover Point Road. Proposal is to install a replacement section of gas pipe, replace the existing access road, and construct an above-ground station for pipeline inspection equipment creating 17,015 square feet of wetland impact

Steve Herzog and Robert Schumrick represented the applicant and presented the item. This is the same proposal as previously, but expanded to also upgrade pipes and provide access for the water department.

Questions and clarifications ensued regarding:

- Access road frequency/ material/ vehicles
- Impact to the co-op community
- Wetland mitigation
- DES regulation change – new preferred methods/ mitigation
- Updated temporary and permanent impacts/ access points for future work
- Timeline for construction
- Erosion control on the disturbed areas during and following construction

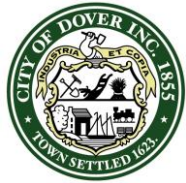
A. Lyon moved to endorse the proposal as presented. A. Kramer Perry seconded. Vote: U/A

A request was made by the commission that when the applicant is back for the wetland permit, they revisit the local mitigation option to the state. Discussion occurred about the process, timeline and mitigation list.

In connection to a conversation surrounding this topic, A. Lyon moved to authorize J. Kaspari to approach NHDES about the payment into the ARM fund versus utilization of local mitigation priority lists. K. Murphy seconded. Vote: U/A

C. FB Environmental Project Selection

As part of the Natural Resources Inventory, there is a small budget to conduct some fieldwork. J. Kaspari has spoken to the forest management subcommittee and there is an existing rain garden with some discrepancy as to whether the school district or City should be maintaining it. An idea is to use the funding to go out there and evaluate it and provide some recommendations.



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Autumn Scott who was running the NRI project has taken another position and is no longer with Strafford Regional Planning. Kyle Pimental, SRPC Assistant Director is taking this project over for her.

Kyle and Sarah want to find out tonight what is the priority project FB Environmental is going to work on. Several projects had come to the surface, and they want to be sure the one chosen is useful to the City and to this group as well as being within the expertise of FBE. The timeline will be from now through September/ October.

Sarah Large, wetland scientist for FB Environmental explained what they do and discussed options for projects that have been suggested and what her group could provide within the timeframe and financial constraints.

Projects discussed:

- Rain Garden
- Evaluation of the Book (not in FB scope of work)
- Habitat baseline documentation for Bellamy River/ dam removal
 - Rapid ecological assessment
- Community Trail expansion- preplan for any particular piece of land
 - Some design work has been done, but unsure of status
- Stream crossing assessment prioritization
- Culvert prioritization for replacement
- Rapid ecological assessment along a stream with recommendation for restoration projects

A. Lyon motioned to have FBE conduct an ecological assessment of the New Meadows conservation easement for the Community Trail expansion. R. Warnock seconded. Vote U/A

D. Native Species Resolution Discussion

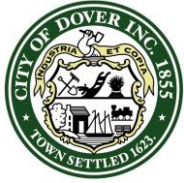
J. Kaspari explained the goals and intentions of the resolution. Details and opinions were shared about the language and the lists. Discussion continued about whether a resolution is the best option or if procedures are a better way of moving forward and measuring success.

Councilor Williams explained the initiative came from a community member asking Council to take action. Council is asking for conversations to occur before moving forward.

The overarching agreement was for this topic to remain in the purview of the Commission longer for review and development of a new set of language within a resolution for review. Staff and the Commission will research best practices and what other peer NH cities are doing for reference and continue to discuss this topic at upcoming meetings to work towards some sort of policy to put in place.

E. Conservation and Open Space Chapter Update

J. Kaspari noted the consultants are making good progress and staff was provided a draft of existing conditions report prior to it going to the master plan committee.



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6. REPORT FROM THE CHAIR

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

A potential wetlands violation is being reviewed after a resident complaint.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

J. Kaspari reported on the latest discussion topics:

- Met at the school to discuss the rain garden with the principal
- Site walk of a conservation property

8. ADJOURNMENT

A. Lyon moved to adjourn. R. Warnock seconded. Vote: U/A

The meeting was adjourned at 7:34 PM.

DRAFT