

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 12, 2024
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Kristen Murphy, Brianna Group

Absent (Excused): Amy Kramer Perry, Abigail Lyon, Russ Warnock (Alternate)

Absent (Unexcused): Jake Geddes

STAFF PRESENT: Jackson Kaspari – Resilience Manager

OTHERS PRESENT: Councilor Williams, John DesRoches, Steve Haight, Mike Parsont, Luke Taylor, Jay Aube, Steve Riker, Heath Todd, Richard Hackeman

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

The Chair gave instructions for Citizens' forum

None

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

S. Fellows moved to approve the minutes of July 8 as submitted. K. Murphy seconded. Vote: U/A. with B. Group abstaining

The Chair announced a new alternate member of the Commission, Brianna Group.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

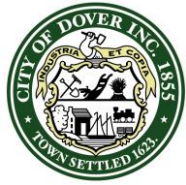
A. City of Dover Conditional Use Permit for Our Place, Inc., Assessor's Map H, Lot 6-4, zoned R-20, located at 105 Durham Road. Proposal is to remove an existing gravel lot and revegetate the majority of the area creating 7,800 square feet of impact while reducing the impervious area by 4,000 square feet in the 50-foot wetland buffer.

Richard Hackeman, Altus Engineering represented and presented the item. He explained the request before the Commission.

Discussion and clarification of information occurred regarding: change of use and vegetation.

S. Fellows moved to endorse the proposal as presented. R. Atwood seconded. Vote: U/A.

B. City of Dover Conditional Use Permit and NHDES Minimum Expedited Wetlands Permit for Andrew Koellmer, Assessor's Map L, Lot 14-L, zoned R-20, located at 59 Spur Road. Proposal is to construct an addition to a residential home, creating 256 square feet of permanent impact to the Conservation District. These applications are additionally contingent upon the approval of a Lot Line Adjustment by the Dover Planning Board.



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 12, 2024
Meeting Time: 5:30 pm

Steve Haight, CivilWorks represented and presented the item. He explained the request before the Commission.

Discussion and clarification of information occurred regarding: topography, substance of the request and location of the well.

J. Kaspari clarified some procedural aspects and timeline of the application.

S. Fellows moved to endorse the proposal as presented contingent on the approval of the lot line adjustment. B. Group seconded. Vote: U/A.

C. City of Dover Conditional Use Permits and NHDES Standard Dredge and Fill Wetlands Permit for Heath J. Todd Trustee, Heath J. Todd Revocable Trust, Assessor's Map M, Lot 104, zoned R-40, located off of Back Road. Proposal is to create an access drive to the developable portion of the lot where a single home and accessory structures are to be built, permanently impacting 8,880 square feet of wetlands and 29,176 square feet of the 50-foot wetland buffer. There are also 151 square feet of temporary impact to wetlands. Additionally, 1,110 square feet of permanent impact and 73 square feet of temporary impact are proposed to the Conservation District associated with a patio path, patio and access to a proposed tidal docking structure.

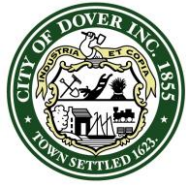
Mike Parsont represented and presented the item. He explained the request before the Commission highlighting the location and attributes of the property, six wetland crossings to get to the property and two more additional crossings, explanations of the crossings and plans for them, explanation of the development of the property, and wetland and buffer impacts.

Discussion and clarification of information occurred regarding: access road, request tonight is for the road, not any structures, road maintenance, road layout, impact from previous owners to be restored, and where land has and hasn't been cleared.

J. Kaspari noted the applicant has been in touch with staff since early on in the process. NHDES applications and permits have been submitted.

Commission member noted that generally it is not ideal to have a roadway through forest and crossing wetlands, but given the challenges of this site, that it's previously been disturbed, and the structures aren't adding impacts, this appears to be the least impactful way to accomplish the goal.

S. Fellows moved to endorse the proposal as presented. R. Atwood seconded. Vote: U/A.



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 12, 2024
Meeting Time: 5:30 pm

D. NHDES Standard Dredge and Fill Wetlands Permit for Heath J. Todd Trustee, Heath J. Todd Revocable Trust, Assessor's Map M, Lot 104, zoned R-40, located off of Back Road.

Proposal is to install a 200-foot-long tidal docking structure with a 400 square foot float area.

Luke Taylor represented and presented the item. He explained the request before the Commission highlighting impacts, various research done and agencies contacted to confirm the request will not result in various impacts.

Discussion and clarification of information occurred regarding: process for installation, vegetation, water depth, and NHDES permit submittal.

S. Fellows moved to endorse the proposal as presented. R. Atwood seconded. Vote: U/A.

E. City of Dover Conditional Use Permit and NHDES Minor Impact Wetland Permit for Edward J. & Lydia N. Williams, Assessor's Map L, Lot 44, zoned R-20, located at 167 Spur Road.

Proposal is to re-develop the lot including the demolition of the existing structures, construction of a new home and reconfiguration of other site elements creating 2,798 square feet of permanent impact and 3,316 square feet of temporary impact to the Conservation District. Within the Conservation District area there is also 4,790 square feet of impact to the 50 foot wetland buffer and 226 square feet of permanent impact to wetlands.

Steve Riker represented and presented the item. He noted the 226 sq ft of impact is temporary, not permanent as written in the agenda. He explained the request before the Commission highlighting the location and attributes of the parcel, development proposal for the property, ZBA approvals for setbacks, property wetland zones, further details of the proposed project, grading/retaining walls, and impervious surfaces.

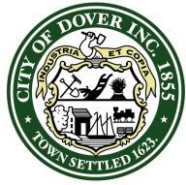
Discussion and clarification of information occurred regarding: shed location and property lines, parcel size, demolition process, and FEMA timeline.

One member appreciated the work done to move the structure away from the wetlands, though is concerned that there is no buffer. Other members agreed, it is not an ideal situation, but it's the reality of the lot as it's laid out.

S. Fellows moved to endorse the CUP and the Minor Impact Wetland Permit as presented. R. Atwood seconded. Vote: U/A.

F. Urban Forestry Fellowship Presentation

John DesRoches, Fellow is wrapping up his fellowship next week. He gave a slide presentation of his summer fellowship.



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 12, 2024
Meeting Time: 5:30 pm

G. Conservation Fund Request for Appraisal Services – Not to Exceed \$13,000

J. Kaspari explained the request from Open Lands Committee for funds for an appraisal of approximately 40ac. He further described attributes of the land parcel.

S. Fellows moved to approve the transfer of funds for the purposes of conducting this appraisal not to exceed \$13,000. B. Group seconded. Vote: U/A.

H. Conservation and Open Space Chapter Update

J. Kaspari gave a brief update and timeline.

6. REPORT FROM THE CHAIR

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

J. Kaspari gave an update on a Sixth St after-the-fact item which has been addressed and a Spur Rd item which is still ongoing with DES looking for additional information.

J. Kaspari noted receipt of notice for timber harvest in the Bellamy and Cocheco Wildlife Management Areas.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

Topics discussed:

- Pocket forest potential near Whittier
- Tree plantings, ash trees and public education

Update on recent tree plantings

8. ADJOURNMENT

S. Fellows moved to adjourn. B. Group seconded. Vote: U/A

The meeting was adjourned at 7:08 PM.