



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Tuesday, October 15, 2024
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Kristen Murphy, Russ Warnock (Alternate)

Absent (Excused): Abigail Lyon, Jake Geddes, Robert Atwood (Secretary), Brianna Group

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb, Assistant City Planner and Donna Benton, Director of Planning and Community Development

OTHERS PRESENT: Councilor Williams, Bob Stowell, Robert Baldwin, Jenna Green, Michael Greene, John O'Neill, Ken and Lesley Herd, Luke Paradis

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

Ken Herd, 201 Tolend Rd- on behalf of Tolend Rd residents group in relation to the CUP application for 210 Tolend Rd. They spoke at a previous meeting about their concerns for the wildlife habitat in relation to the proposed development. They believe the owner has filed a CUP application to determine a yield plan for maximum number of units for the project. In advance of those anticipated applications, the Conservation Commission should be informed of the plans in order to properly assess the impact of the subdivision on the prioritized wildlife habitat. He detailed some additional requests.

3. APPROVAL OF THE PRIOR MEETING MINUTES- September 09, 2024

S. Fellows moved to approve the minutes of September 9, 2024 as submitted. R. Warnock seconded.

Vote: All in favor with Bill Hunt abstaining.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

- A. Conditional Use Permit (CUP) for 210 Tolend Road LLC, Assessor's Map F, Lot 3, zoned R-40, and located off of Tolend Road across from Lika Drive. Proposal is for a 32-lot subdivision that includes an open space subdivision yield plan that would cause 700 s.f. of wetland impact and 6,400 s.f. of the 50-foot wetland buffer impact. In order for the yield plan to be considered realistic to calculate the density for an Open Space Subdivision plat, a CUP is required.**

Proposal is to create a 32 lot subdivision which will be located off of Tolend Road across from Lika Drive. An open space subdivision yield plan would cause 700 s.f. of wetland impact and 6,400 s.f. of the 50-foot wetland buffer impact.

Robert Stowell, Trittech Engineering, represented the item and explained they looked at several concepts before landing on this proposal. He explained the wetland impacts proposed. He highlighted some of the documents that have been submitted as part of the application.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Conference Room - 288 Central Avenue, Dover, NH
Meeting Date: Tuesday, October 15, 2024
Meeting Time: 5:30 pm

He explained for the members details about the existing home and driveway, changes to the impacted area over the various proposals, how realistic is the yield plan (cul-de-sac right at buffer line/ lot 13 edge of buffer), and state criteria for freshwater wetlands value and impact.

The group and staff discussed whether it's typical to review the yield plan without having the proposed design for the future open space plan.

K. Murphy noted that endorsing this plan seems to constrain flexibility down the road if a less impactful option comes to light regarding the crossing.

Mr. Stowell gave additional explanations about their proposal and the site.

Discussion continued with staff regarding the process and order of the steps in the process.

Recognizing member apprehension, understanding that endorsement by the Commission is required prior to getting to the next step and seeing a plan, and with the understanding that any changes to impacts will have to come back to the commission for review, S. Fellows made a motion:

Motion: S. Fellows moved to endorse the CUP on the basis that it meets the criteria as presented (realizing that any change to the request would come back to the commission) as the least impactful alternative for a traditional subdivision plan to use for calculating density for any future open space plan.

Seconded by: B. Hunt. Vote: 3 in favor with R. Warnock opposed.

B. Conservation and Open Space Chapter Update

Staff noted there are no new updates. The first draft will be available for review at the next steering committee meeting.

6. REPORT FROM THE CHAIR

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

Two Letters received from NHDES were described by staff. One being a request for more information for the undeveloped lot On Back Road, Tax Map M, Lot #104. The second being an approval at 15 Landing Way, Tax Map L, Lot #95-1L.

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

S. Fellows updated the commission:

- Site walk at Smith Well informal trails
 - Discussion ensued regarding the trails being maintained well and well used and conflict of no trespassing area
- Rain garden in front of Woodland Park school- who's responsibility is it to maintain it? School or City? It's overgrown now. D. Benton will look into it.

8. ADJOURNMENT

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

The meeting was adjourned at 6:51 PM.