



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 April 14th, 2025
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Abigail Lyon, Russ Warnock, Kristen Murphy, Brianna Group, Steve Fellows (Vice Chair)

Absent (Excused): Robert Atwood (Secretary)

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb (Conservation Planner)

OTHERS PRESENT:

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- MARCH 10th, 2025

A. Lyon moved to approve the minutes of March 10th as amended. B. Group seconded. Vote: 5 in favor with 1 abstention

4. OLD BUSINESS:

None

5. NEW BUSINESS

- A. City of Dover Conditional Use Permit for 210 Tolend, LLC, Assessor's Map F, Lot 3, zoned R-40, located at 210 Tolend Road. Proposal seeks to allow 25% impervious surface coverage within the Secondary Groundwater Protection District, where up to 20% is allowed. The application is part of an Open Space Subdivision proposal that includes 29 housing units.

Bob Stowell, Tritech Engineering presented the item and explained the project has been before the Commission a few times before. He described the proposal and highlighted utilities, storm water management, impact and the request for 25% impervious surface coverage.

He gave additional details for the board on topics of: secondary water protection district, reason for the cut-out portion, and impervious percentages.

Additional discussion revolved around how much of the impervious area would need to be removed/adjusted to meet the 20% standard.

Mr. Stowell gave additional details for the board on topics of: vegetation, square footage and styles of proposed homes, maintenance, snow storage, trail system, and CUP criteria.

S. Fellows moved to endorse the CUP as presented. K. Murphy seconded. Vote: All in favor with 0 opposed.

A member commented that he appreciates the situation that the need for the CUP is due the adjustments the applicant made after receiving feedback on other iterations of the proposal.



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6. REPORT FROM THE CHAIR

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

None

7. OTHER BUSINESS

A. Update from Forest Management Subcommittee

- None

B. Member update

- Russ is now a regular member
- Board member handbook is in progress. Request for a list of code citations under the Conservation Commission's purview.
- Request for information and feedback opportunities relating to the timeline of TDR approval and Conservation Commission input.
- Social media kits and posters for upcoming event
- Earth Day event

8. ADJOURNMENT

A. Lyon moved and S. Fellows seconded to adjourn. Vote: U/A

The meeting was adjourned at 6:07 PM.