

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 July 14, 2025
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Russ Warnock, Kristen Murphy, Brianna Group (Alternate), Robert Atwood (Secretary)

Absent (Excused): Steve Fellows (Vice Chair), Abigail Lyon

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 (SPECIAL MEETING) JUNE 16TH, 2025

R. Atwood moved to approve the minutes of June 16th. R. Warnock seconded. Vote: 4 in favor with 1 abstention

4. OLD BUSINESS:

None

5. NEW BUSINESS

- A.** City of Dover Conditional Use Permit for Dover Development, LLC, Assessor's Map 40, Lot 25, zoned C, located at 52 Old Rochester Road. Proposal seeks to allow 44.15% impervious surface coverage within the Secondary Groundwater Protection District where 20% is allowed.

Christopher Berry, Berry Surveying and Engineering presented and explained the proposal highlighting the soils on site, existing uses on site, existing impervious surface coverage, location and surroundings.

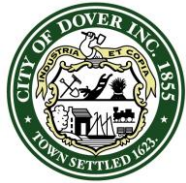
He explained the proposal to create a small parking lot and three mixed-used buildings. He gave details regarding drainage, pavement areas, storm water changes and improvements, and porous areas.

Mr. Berry clarified additional information for the commission members relating to treatment areas, landscaping plan, ownership and maintenance responsibilities, porous/impervious drive areas and regulations for future oversight.

The members discussed following the ordinance verses the technologies that have come since some of the regulations were put in place.

R. Warnock moved to endorse the CUP as presented. K. Murphy seconded. Vote: 5 in favor

- B.** City of Dover Conditional Use Permit for McDonald's USA LLC (c/o Bohler), Assessor's Map H, Lot 4-3, located at 30 Grapevine Drive. Proposal seeks to allow construction of a new McDonald's restaurant and parking with impacts within the Wetland Protection District. The proposed activity results in approx. 7,630 s.f. of re-contouring and grading of land and the construction of parking lots within the 50' wetland buffer. There are no direct wetland impacts proposed.



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Connor Ennis, Bohler Engineering, presented the item highlighting background information of the existing conditions on site, and details of the proposed new restaurant with drive-thru. These included parking, landscaping, impacts to wetlands/buffers and storm water management.

The members discussed details of drainage and storm water with the applicant. Additional discussion occurred about the proposed small paving area over the wetlands buffer, traffic patterns, and snow storage.

K. Murphy moved to endorse the CUP with the condition that the snow storage be relocated outside the buffer.

R. Atwood seconded. Vote: 4 in favor with 1 opposed.

C. City of Dover Conditional Use Permit for True North Development, LLC Assessor's Map 7, Lot 14, zoned R-20, located at 35 Boston Harbor Rd. Proposal seeks to allow Conservation District impacts for the construction of two single-family homes. Proposal includes temporary impacts related to underground utility installation and permanent impacts due to grading and drainage improvements totaling approx. 6,000 s.f. [NHDES approvals were received and provided as part of this application per previous conditions set by the Conservation Commission]

Joe Griffin, CivilWorks presented and explained the proposal highlighting the existing conditions and details of the proposal including impacts to shore land and buffer. The item was before the Commission in February, and the applicant was asked to address three items:

- Wetlands Bureau feedback
 - DES endorsed all applications
- City Engineer and abutters agree and approve of the proposed culverts
 - Storm water treatment
- Review sea level rise scenario based on UNH predictive trends
 - Review done and explained

Additional details were given to the members relating to location of the culverts and scenarios used in the models. The Chair noted it appears the request of the Commission in February has been met.

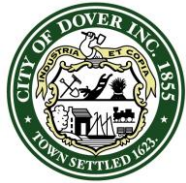
R. Atwood moved to endorse the CUP as presented. R. Warnock seconded. Vote: All in favor

D. City of Dover Conditional Use Permit for Eric Latour, Assessor's Map B, Lot 18-43, zoned R-40, located at 28 Cornerstone Drive. Proposal seeks to allow wetland buffer impacts for the construction of a garage and small mudroom that will result in approx. 2,435 s.f. of buffer impacts from two overlapping wetland buffers. There are no direct wetland impacts proposed.

Eric Latour, owner, presented the item and explained the request by highlighting the existing site, proposed garage and mudroom details, and description of wetlands. Stating that one wetland was not naturally occurring.

R. Warnock made a motion to endorse the CUP as presented. Seconded by R. Atwood. Vote: All in favor

E. City of Dover Conditional Use Permit for Tina M. Sawtelle Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street. Proposal seeks to allow wetland buffer impacts and conservation district impacts for the expansion of an existing single-family home with approx. 216 s.f. of permanent wetland buffer impacts and approx. 150 s.f. of temporary buffer disturbance. There are no direct wetland impacts proposed.



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As no applicant was present to address the item, the item was not heard and will go to the August meeting upon applicant request.

F. City of Dover Conditional Use Permit for Summit Land Development, LLC, Assessor's Map G, Lot 2, zoned CM, located at Littleworth Road. Proposal seeks to allow approx. 16, 678 s.f. of wetland buffer impacts for the construction of an accessway and grading for the installation of a bioretention pond with internal reservoir. Applicant is proposing the CUP as part of the construction of a light industrial building. There are no direct wetland impacts proposed.

Joe Griffin, CivilWorks presented and explained the proposal highlighting site location, details of the proposed building, required permits, impacts, required storm water management practices (bioretention reservoir), drainage.

Details were clarified for the members relating to access, location, and plans for temporary impact areas.

A member reiterated a comment he made last month noting the mismatch of priorities for this area of the City. This area is the single largest hot spot of un-conserved land with the highest priority value for natural resources, yet it's zoned industrial and it's getting built over.

Additional conversation occurred regarding the poor soils in the area and seed specification for the temporary impact areas not being included in the information packet provided.

B. Group made a motion to endorse the CUP as presented with the condition that a note is added to the plan indicating seed specification. Seconded by K. Murphy. Vote: All in favor

Additional conversation occurred expounding on options for preserving and conserving land in that area.

- Land owner initiative
- Zoning changes
- Request to Open Lands Committee for a discussion

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

- Ash Tree Info Walk recap
 - Another one planned for August
 - Need better marketing and more advanced marketing
 - Feedback from participants

B. Other:

- Board member handbook is being revised
- Workshop tentative for July 21st

8. ADJOURNMENT

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

The meeting was adjourned at 7:13 PM.