



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 11, 2025
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Russ Warnock, Steve Fellows (Vice Chair), Abigail Lyon, Brendan Mulhall (Alternate)

Absent (Excused): Kristen Murphy, Brianna Group (Alternate), Robert Atwood (Secretary)

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb (Conservation Planner), Erin Bassegio (City Planner), Chris Parker (Deputy City manager)

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 5:30 PM.

2. CITIZENS' FORUM

R. Warnock spoke as an abutter to the 141 Sixth St proposal (G). He spoke in opposition to the proposal and gave details about why he is in opposition. He recused himself from any voting on this parcel.

A few other abutters made comments regarding their concern for this proposal.

A Dowaliby Ct abutter to the 141 Sixth St proposal spoke about the concerns she has about the wetness of the land and the possibility of added high groundwater with added development.

Norm Fracassa, Chair of CWDAC spoke about item C and noted the request has the full approval of the CWDA committee and encouraged the Commission to accept and approve the CUP requested.

3. APPROVAL OF THE PRIOR MEETING MINUTES – July 14, 2025

R. Warnock moved to approve the minutes of July 14, 2025. S. Fellows seconded. Vote: 3 in favor with 2 abstaining.

4. OLD BUSINESS

5. NEW BUSINESS

A. Sixth Street Culvert- signature needed

Jillian Semprini spoke about the item to give the Commission some information.

Chair Hunt read the NHDES letter.

Members asked some clarifying questions which were addressed by staff.

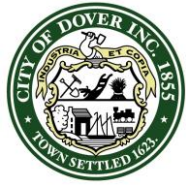
The Commission members clarified with staff that the item will be fully reviewed by the Commission after/ as part of the permit process.

R. Warnock moved to hear item F (G) next. A. Lyon seconded. Vote: U/A

G. City of Dover Conditional Use Permit for The Stabile Companies. Assessor's Map 35, Lot 64, zoned R-12, located at 141 Sixth Street. Proposal seeks to allow 35.15% impervious where 20% max is allowed within the secondary groundwater for the construction of a residential development. *Eight (8) units were approved through Transfer of Development Rights (TDR) for a proposed total of twenty units, where twelve units are allowed by right.*

R. Warnock recused himself from the item.

Christopher Berry, Berry Survey and Engineering represented the item and explained the request for CUP for impervious surfaces within the secondary groundwater. He addressed the requirements for CUP which are met.



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The Planning Board has reviewed the project for TDR and the applicant explained even without the use of TDR a subdivision of 10-12 units includes nearly the identical amount of coverage.

The soils on site were explained along with drainage proposals and porous material proposals. NHDES permits are required for Alteration of Terrain and storm water infiltration calculations are required for that. These were explained. Additional storm water details were provided.

Mr. Berry clarified additional information for the members including location of the parcel, site info, roadways/connections, layout of the subdivision- 10 buildings/ 20 units, proposed roadway layout, high point and flow of runoff, drainage/ rain gardens, storm water treatment on site, projected run off before and after the proposed project (less than or equal to), secondary groundwater is the entirety of the parcel, CUP requirements for units allowed by right, and changes to the plan that resulted due to TRC meetings.

The members discussed their thoughts and opinions about the item request. There was consensus among those who spoke that it is not an easy plan to review, but the applicant has met the criteria necessary. Also, though there is a regulation for no more than 20%, the site will actually be improved in this area after the proposal is complete.

A. Lyon moved to endorse the CUP as presented. S. Fellows seconded. Vote: 4 in favor (1 recused)

- B.** 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.

Tina Sawtelle, owner represented the item and explained the details and reasons for the request. The proposed addition is for a bump out using existing footings.

Ms. Sawtelle gave additional details to the members about the proposed project, slope of the property and permanent impacts.

S. Fellows moved to endorse the CUP as presented. R. Warnock seconded. Vote U/A

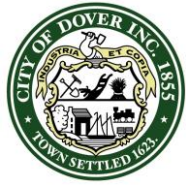
- C.** City of Dover Conditional Use Permit for City of Dover, c/o Cathartes and Tighe & Bond. Assessor's Map 22, Lot 1-7, zoned CWD (Cochecho Waterfront District) located at 40 River St. Proposal seeks to allow wetland buffer impacts as part of a Site Plan Amendment for the construction of the Cochecho Waterfront Development Building F. Proposed permanent buffer impacts are 587 s.f. with temporary buffer impacts proposed at 2,674 s.f.

Rob Simmons, Cathartes represented the item and explained the portion of the waterfront project for tonight's review is for phase II of the project, building F, which contains 43 condominium units, 42 covered parking spaces, and 29 surface spaces on one acre.

The revised plans were presented to the CWDAC and were approved. The project went before TRC for review.

Colter Krzcuik, Tighe & Bond explained the details of the plan explaining the existing conditions on site, NHDES permit approvals and protected areas from human disturbance after completion.

Lucas Acaba, Tighe & Bond scientist addressed the wetlands impacts and reviewed the standards for CUP and how the proposed design meets the criteria.



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The members reviewed photos of the site.

Chris Parker, Deputy City Manager noted the portions of area that will remain natural. He gave historical information about the previous uses of the site.

Representatives addressed questions from the members relating to pre-construction measurements of run off.

S. Fellows moved to endorse the CUP as presented. A. Lyon seconded. Vote: U/A

- D.** City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow for temporary and permanent impacts to the wetland buffer for the renovation of the Dover High School Athletic Complex. Proposed permanent buffer impacts of 378 s.f. and proposed temporary buffer impacts of 1,230 s.f.
- E.** City of Dover Conditional Use Permit for City of Dover, c/o Tighe & Bond and Dover School District. Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. Proposal seeks to allow relief from the Secondary Groundwater Protection District for development that creates more than 20% impervious surface for the renovation of the Dover High School Athletic Complex.

Councilor Fergus Cullen represented the items together. He explained the existing track area and the proposed renovations. A retaining wall will be required which will incur the permanent and temporary impacts listed above.

NHDES Alteration of Terrain permit will be required.

He addressed the criteria for CUP requirements for secondary groundwater which is also provided in the packet.

He addressed questions and discussion from the members relating to the reduced size of the proposed grandstand, percentage of impervious surface, (members would like to know the existing impervious surface % and the proposed % to know the increase/decrease [this information was not available during the meeting]), and timeline goals for the next steps of the process.

After members expressed concerns about not having enough information about the existing percentage of coverage of the parcel and proposed percentage coverage of the parcel (one field still TBD on materials), Mr. Cullen again highlighted the criteria for CUP in relation to the proposal.

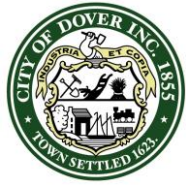
E Bassegio provided some impervious surface numbers.

A. Lyon moved to endorse the CUP for impacts to the buffer with the inclusion of a section of grass as indicated to be classified permanent buffer impacts unless otherwise stated by an engineer. S. Fellows seconded. Vote U/A

A Lyon moved to table the other item to the September meeting (8th) to allow for further information including:

- Current impervious cover and proposed impervious cover
- Having an engineer present to answer specific questions.
- Scenarios (calculations) with the baseball field area as both natural grass and turf

R. Warnock seconded. Vote: U/A



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- F. Conceptual Conditional use Permit for Liberty Mutual, c/o Brady Sullivan properties, LLC. Assessor's Map E, Lot 24, zoned IT located at 50/100/150 Liberty Way. Proposal is to consider conceptual environmental impacts on a yield plan. *Yield plan will be used to determine density for future development.*

Tom Zajac, civil engineer, Hayner/Swanson (IMEG), FX Bruton, Bruton and Berube, and Chris Lewis, Brady Sullivan represented the item and explained they are seeking a conceptual CUP. This will be for feedback on phase I which is the repurposing of the building located at 150 Liberty Way. The plan will come back before the Commission when there is a plan to present.

Much discussion occurred clarifying what is before the Commission tonight, how the applicant has come to this step and what the next steps will be.

The applicants presented their plans including the proposal to change the use of 150 Liberty Way to 248 residential units with commercial space on the lower floor, the development area of the parcel, proposed repurposing of the building and parking areas, anticipated impacts (therefore removed from the development area), updated survey, and proposed roadways.

Staff and applicants addressed comments and questions relating to use of the other two buildings if the third is proposed as residential and the related calculations. Discussion ensued about the yield process and maximum allowable residential units for the entire parcel.

A. Lyon moved to endorse the conceptual CUP as presented. S. Fellows seconded. Vote: U/A

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
- Monday August 18th for next meeting
 - Marketing ideas for next Ash tree walk
- B. Conservation Commission Training Assessment: Abigail Lyon
- Years ago developed workshop for how volunteer boards talk to wetland scientists etc
 - Planning to revive the series
 - Survey to find out what topics are wanted
- C. Conversation with DBIDA- Tentative Meeting August 14th
- Due to Conservation Commission concerns about development plans in areas zoned industrial, but with high conservation value

8. ADJOURNMENT

A. Lyon moved and S. Fellows seconded to adjourn. Vote: U/A
The meeting was adjourned at 8:50 PM.