

**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 May 12<sup>th</sup>, 2025  
Meeting Time: **5:30 pm**

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

**Absent (Excused):** Brianna Group (Alternate), 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**

**3. APPROVAL OF THE PRIOR MEETING MINUTES APRIL 14<sup>TH</sup>, 2025**

S. Fellows moved to approve the minutes of April 14<sup>th</sup>. R. Warnock seconded. Vote: All in favor with 0 abstention

**4. OLD BUSINESS:**

None

**5. NEW BUSINESS**

- A.** City of Dover Conditional Use Permit for Knox Marsh Development, LLC Assessor's Map H, Lot(s) 47-A & 50-6 zoned R-40, located at 1 Cold Springs Rad & Banner Drive. Proposal seeks to allow 36.56% impervious surface coverage within the Secondary Groundwater Protection District where 20% is allowed. *The application is part of a TDR Site Plan (SITE-2024-0015).*

M. Edgecomb clarified both applications are for the same property/ project, though one is for ground water and one is for slope. They require two separate motions. The Commission agreed to hear the project in its entirety and make separate motions accordingly.

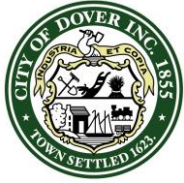
Christopher Berry, Berry Surveying and Engineering presented and explained the proposal highlighting the intention to extend Sophie Dr onto the subject property, explained existing conditions, proposal of single-family homes, slopes on site due to past excavations, intention to grade and stabilize the slope, proposed ground coverage (36%), plans for stormwater maintenance, and Alteration of Terrain permit details.

He clarified for the board details about topography height change, location, reason for the grading, existing slope percentages, proposed slope percentages (2:1 = 2' horizontal = 1' rise), vegetation, and invasive species removal/grow back.

S. Fellows moved to endorse the CUP as presented. A. Lyons seconded. Vote: 4 in favor with 1 abstention.

- B.** City of Dover Conditional Use Permit for Knox Marsh Development, LLC Assessor's Map H, Lot(s) 47-A & 50-6 zoned R-40, located at 1 Cold Springs Rd. and Banner Drive. Proposal seeks to allow approx. 2,000 s.f. of disturbance within an area of greater than 20% slope. *The application is part of a TDR Site Plan (SITE-2024-0015).*

Presentation and discussion occurred above.



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S. Fellows moved to endorse the CUP with the condition that the HOA docs include a plan to minimize invasive grow back prepared by a specialist. A. Lyon seconded. Vote: 4 in favor with 1 abstention.

R. Warnock noted he is an abutter to a project the applicant is working on. That is why he abstained.

### 6. REPORT FROM THE CHAIR

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

A notice of violation letter was received for 105 Middle Rd for draining a wetland without a permit.

### 7. OTHER BUSINESS

#### A. Update from Forest Management Subcommittee

- M. Edgecomb reported that the City did not receive the PREPA grant, staff will work on community educational outreach for the Ash tree initiative. Most likely through the summer, and we will reassess how the City will fund the project.
  - Timeline remains similar. Following outreach, education and funding, goal is to plant spring of 2027.
  - City Arborist for Portsmouth is a resource. Staff will reach out to help guide Dover's actions
  - Discussion to implement "I'm Sick" tree signs with QR codes with more information. This is effective and trackable.

#### B. Other:

- Board member handbook is in progress. Hoping to have a draft by the next meeting.
- TDR work group is meeting frequently but not regularly, Conservation Commission members can attend. The next meeting is not set yet, but there can be a meeting specific for how TDR relates to Conservation.
  - Conversation ensued with opinions given on the topic and volunteers to attend.
- Fish Ladder Tour
  - Proposed Joint outreach event with Open Lands
- Discussion on other community events: tree walks for downtown and/or community trail trees

### 8. ADJOURNMENT

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

The meeting was adjourned at 6:30 PM.