

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 September 8, 2025
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Kristen Murphy, Brianna Group (Alternate), Abigail Lyon, Robert Atwood (Secretary)

Absent (Excused): Russ Warnock, Brendan Mulhall (Alternate)

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

Cynthia Walter, 22 West Concord st, expressed concerns about water quality and spoke in opposition to granting the CUP for secondary groundwater relief for the school athletic complex. She gave details and statistics to support her concerns.

Kristine Baber, 5 Gerrys Ln spoke about downpours and rain collection overwhelming the City's drainage. Protection of our water resources is the priority. She spoke about coordinating efforts to protect our water supply and other City resources. She spoke against the CUP for secondary groundwater relief for the school athletic complex.

Susan Smith, 2 Susannah's Crossing spoke against the CUP for secondary groundwater relief for the school athletic complex.

Bill Baber, 5 Gerrys Ln gave information he learned on the storm water committee and spoke against the CUP for secondary groundwater relief for the school athletic complex.

Alex, 835 Central Ave spoke about more excessive rain over recent years and concern over making a decision now that we will regret in the future. She spoke against the CUP for secondary groundwater relief for the school athletic complex.

Peter Schmidt, 53 Fourth St noted scientific information has been presented tonight that needs to be weighed thoroughly by the board before a decision is made. The process so far has pushed the plans through, but more attention and consideration needs to be given to the matter.

3. APPROVAL OF THE PRIOR MEETING MINUTES – August 11, 2025

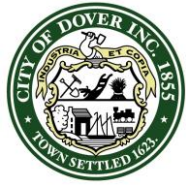
S. Fellows moved to approve the minutes of August 11, 2025. A. Lyon seconded. Vote: 3 in favor with 3 abstaining.

4. OLD BUSINESS

5. NEW BUSINESS

- A. 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.

A. Lyon moved to remove the item from the table. S. Fellows seconded. Vote: U/A



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Neil Hansen from Tighe & Bond presented the item and described the area as about 50 acres with about 36 acres in the secondary groundwater zone. The existing impervious surface area within that zone is about 36% and the proposed impervious surface area within that zone is about 43%.

He explained the criteria for relief from the secondary groundwater protection zone and how the proposal addresses the criteria.

He addressed questions from the board relative to the reasons for the increased impervious surface areas in the proposal; additional parking spaces, and a larger facility building. The synthetic turf proposed is pervious – the water will go straight through; explanations about the baseball field and in-fill materials are still in the bidding process for cost comparisons, but those variances will not change the impervious surface percentages; detailed explanations of the treatment plans proposed; rubber fields and how infiltration is affected; maintenance per materials chosen; drainage and treatment per materials chosen; break-down and lifespan of possible material options; description of the layers of the materials and stone and drainage; storm water control measures around the field to retain dislodged rubber (or other) materials; criteria for ponding on a synthetic field.

The members discussed their role tonight being asked to endorse the CUP which will go before the Planning Board for approval.

The project will also need NHDES approvals, which is in progress, but will come later.

Members discussed their opinions on the matter. B. Hunt is coming from an environmental aspect for the site and the zone with the goal to minimize future contamination from the materials used.

S. Fellows as a member of the Commission, has opinions about the materials used and suggests that information be included in their recommendation. (organic infill or grass surface)

R. Atwood asked about the reason for the additional parking spaces and if that is negotiable for size or location. The applicant addressed the question.

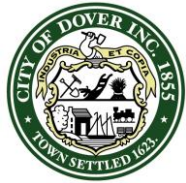
A. Lyon noted that maximizing the use of the space is in direct conflict with the goals of the Conservation Commission. Just because the area is or was developed does not automatically mean it should stay that way moving forward.

S. Fellows moved to endorse the CUP with the preference for the use of organic infill or grass surfaces to the extent possible to minimize groundwater contamination from micro-plastics/crumb rubber. R. Atwood seconded.

Much discussion occurred speculating what would happen if the vote results in a tie. Additional questions and discussion occurred regarding whether other municipalities which have these style fields were contacted during the TRC process.

S. Fellows withdrew the motion.

Additional discussion occurred with the members, Councilor Cullen, and staff relating to PFAS and materials and drinking water.



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S. Fellows moved to endorse the CUP with the conditions that:

1. Natural grass or organic infill is used where required
2. The City staff in charge of drinking water submit their input to Planning Board as part of the packet
3. JBC uses the recommendations and information from staff when choosing which bid to accept.

A. Lyon seconded.

Vote: U/A

- B.** City of Dover Expedited Wetlands Permit for Regional Family Revocable Trust of 2016. Assessor's Map 7, Lot 6, zoned R-20, located at 13 ½ Boston Harbor Road. Proposal is to raise the existing home that would result in 869 SF of temporary impacts within the Conservation District.

Sam Hayden, from Haley Ward, represented the item and explained the proposal to raise the existing home-foundation and first floor to get it out of the flood hazard zone. The proposal requires the existing decks to be adjusted due to the added steps required to reach the new height.

A permit has been submitted to DES and the applicant is requesting the Commission sign off on the expediated permit so that can be issued. The applicant will be back before the Commission for the CUP.

He described the existing conditions and proposal regarding the decks and stairs. There will be no additional impervious surfaces, and all impacts will be temporary for the proposed expedited permit.

The applicant addressed items from the members relating to mitigation measures for disturbance and runoff during the project.

S. Fellows moved to endorse the expediated permit as presented. B. Group 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

- Discussion about grants for Ash trees
- QR codes are up on the trees
- Another ash tree walk occurred
- Have presence at Apple fest
 - Scavenger hunt to find the sick trees
 - Vote- trees with dots

- B.** Handbook

- Final draft almost ready

- C.** Other

- B. Hunt noted M. Edgecomb was featured in the newest issue of UNH magazine for won a scholarship she previously won.

8. ADJOURNMENT

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

The meeting was adjourned at 7:30 PM.