

CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, City Hall, 288 Central Ave.
Meeting Date: **Monday November 10 2025**
Meeting Time: **5:30 pm**

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

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

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. CITIZEN'S FORUM

Unknown speaker noted she was an original member of the Conservation Commission. She noted some of the top priorities and accomplishments from when she was on the Commission.

She noted particular no trespassing signs at a public park and asked the Commission to find out if a sign can be put up that says it's a public park open to the public. She is willing to raise the funds to pay for the signs if needed.

Commission members noted they discussed this item a while ago and agree there is confusion there with the signs that are posted.

Staff will check into the issue and follow up with the resident and the Commission.

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

R. Warnock moved to approve the minutes of October 14, 2025. S. Fellows seconded. Vote: 4 in favor with 1 abstention

4. OLD BUSINESS

NONE

5. NEW BUSINESS

A. Review of Sixth St NHDES Wetlands Permit Application

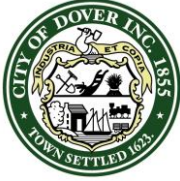
Deputy Director of Community Services, K. Mavrogeorge presented the item and explained the project at the Sixth St bridge. The bridge is being redesigned and replaced as it has failed. In addition, part of the project is to remove old infrastructure. He explained the ownership issues and legal and logistical steps occurring as part of the process.

The Commission has the authority to review the permit and provide comments to the state DES.

Members asked clarifying question of staff which were addressed.

Members discussed having mitigation work done elsewhere when there isn't room on the project site rather than pay into the ARM fund.

K. Mavrogeorge addressed timing noting the earliest the permit would be issued is February and the earliest construction would start is late summer 2026. However, with lack of City Counsel and with the easements and federal aspects, it could take longer.



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- B.** City of Dover Conditional Use Permit for Raghbir Singh, Assessor's Map H, Lots 14D-1, 14D-2, zoned R-20, located at 4 and 8 Zeland Drive. Proposal seeks to demolish two (2) existing homes and relocate and construct two (2) single-family homes creating approximately 3,559 square feet of permanent impacts and approximately 8,521 square feet of temporary impacts within the Conservation District. (COND-2025-0024)

John Diamond, agent for Mr. Singh presented the item and explained the proposed project to demolish two existing structures and build two new homes. He has applications in with NH DES.

The board discussed with the applicant the overall increase and/or decrease of impacts to impervious surfaces and conservation district.

Additional conversation occurred about trees previously removed on site and the state-issued mitigation required to restore some of that.

Discussion continued about the pervious pavers and how they will be maintained as they are located on individual properties.

S. Fellows moved to approve the application with the condition that the HOA documents include a maintenance schedule for the pervious pavers, provided by the environmental firm consulting on the plan, to guarantee continued function as impervious surface. A. Lyon seconded. Vote: U/A

- C.** City of Dover Conditional Use Permit for William and Lori Goldenthal, Assessor's Map N, Lot 8-1-8, zoned R-40, located off Saddle Trail Drive. Proposal is for the construction of a single-family home within the Conservation District due to the amount of impacts, approximately 10,997 square feet, within an area containing slopes greater than 20%. (COND-2025-0027)

Sam Hayden, Haley Ward represented the item explaining the slopes in the area, wetland setbacks, and proposed location of the home.

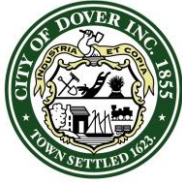
The applicant discussed and answered questions from the members relating to distance from buffers, NH DES permits, driveway access, water access, tree vegetation status upon completion of the project, and natural woodland buffer.

A. Lyon moved to approve the application as presented. S. Fellows seconded. Vote: U/A

- D.** City of Dover Conditional Use Permit for 914 Central Avenue, LLC, Assessor's Map 38, Lot 20, zoned Commercial, located at 914 Central Ave. Proposal is to redevelop the site and construct a childcare facility, resulting in an approximate 1% increase in impervious surface area from existing conditions, for a total of about 45% impervious coverage within the Secondary Groundwater Protection District. (COND-2025-0023)

Mike Menary, CivilWorks presented the item and explained and discussed the project drainage, storm water, landscaping, and impervious surfaces.

Commission members felt there was missing information relating to the impervious surface calculation and discussed tabling the item to the next meeting in order to receive the missing information.



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A. Lyon moved to continue the application to the December meeting for the applicant to provide additional information regarding the impervious cover calculation and infiltration calculation for the play area. Please also include the landscape plan in the packet. S. Fellows seconded. Vote: All in favor

6. REPORT FROM THE CHAIR

- A.** Review of Correspondence Received from NH Department of Environmental Services
One NH DES request for more information for the high school athletic fields project

7. OTHER BUSINESS

- D.** Update from Forest Management Subcommittee
Staff reported some trees were taken down – discussion ensued
When will we meet with John Storer regarding plan for replanting
CIP plan regarding street trees
- A.** Technical Review Committee Designee and Alternate
This is available to a Commission member – let staff know if interested
- B.** Conservation Commission Memos
General consensus was in favor of receiving these
Review of what was included in the memos
- C.** Handbook and By Laws
Handbook is ready and By Laws are underway

Discussion occurred about open positions and alternate positions on the Commission.

8. ADJOURNMENT

S. Fellows moved to adjourn at 7:15pm. A. Lyon seconded. Vote: U/A