



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 April 13, 2026
Meeting Time: 6:00 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Russ Warnock, Thomas Fargo (Alternate)

Absent (Excused): Abigail Lyon, Brianna Group, Kristen Murphy (Alternate)

Absent (Unexcused):

STAFF PRESENT: Makayla Edgecomb (Conservation Planner)

OTHERS PRESENT:

1. CALL TO ORDER AND ROLL CALL

The meeting was convened at 6PM.

2. CITIZENS' FORUM

The Chair gave instructions for Citizens' forum

No one spoke

3. APPROVAL OF THE PRIOR MEETING MINUTES- March 9, 2026

S. Fellows moved to approve the minutes of March 9th as submitted. R. Warnock seconded. Vote: 5-0

4. OLD BUSINESS

A. Smith Well lot

M. Edgewood noted another member of the public has reached out about this as well wondering if there is an update and wanting to allow public access. Engineering has reached out, but is still waiting to hear from the state.

Discussion ensued and members are hoping to hear back what the minimum clearance distance is from the well and that the state will allow access on the remainder of the parcel.

5. NEW BUSINESS

- A. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$30,000 associated with administrative costs to SELT from the Conservation Fund to assist with the purchase of a donated 10-acre conservation easement on the parcel located at 106 Three Rivers Farm Road. The parcel is known as Map N, Lot 4-A and is owned by Helene M Hallett 2020 Trust.
Conservation Commission vote to follow public hearing.

The Chair noted the committee has met about this and a vote is to occur tonight.

Public Comment:

Anna Boudreau mentions update from SELT.

Committee discussion ensued. They clarified they already voted on this, but without a public hearing, so formally voted again to be sure all procedures were followed.

S. Fellows moved to endorse expending up to \$30,000 from the Conservation Fund to support the donated conservation easement project with SELT. R. Atwood seconded. Vote: All in favor (5-0)

- B. Consideration and potential endorsement of \$300,000 from the Conservation Fund to acquire an approximately 55-acre Conservation Easement.

This item was discussed in a non-public session prior to the public meeting. The Committee picked up conversation based on what they previously discussed.



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 April 13, 2026
Meeting Time: 6:00 pm

T. Fargo moved to endorse the Open Lands Committee recommendation to spend up to \$300,000 from the Conservation Fund to acquire an approximately 55-acre Conservation Easement. R. Atwood seconded.

Discussion ensued. One member is not in favor of an expenditure for an easement on an area that is functionally protected.

Staff clarified the size of the easement/ parcel. Members speculated on the remaining amount and the portions already conserved for other reasons. M. Edgecomb noted a survey will be conducted as part of the next steps.

Vote: 4 in favor and 1 opposed

- C.** Review of NHDES Minimum Expedited Wetlands Permit Application for City of Dover Landing Way stormwater improvements.

Tim Puls, City of Dover Engineer explained the item and addressed questions from the members.

S. Fellows moved to endorse the Expedited Wetlands Permit at Landing Way. R. Atwood seconded.

Vote: All in favor (5-0)

- D.** City of Dover Conditional Use Permit for 25 Dover Point LLC, Map K, Lot 26 zoned R-12 located at 28 Dover Point Road. Proposal is to allow for construction of a mixed-use building with impacts related to drainage and grading resulting in 1,797 sf of permanent impacts to the wetland buffer. There are no direct wetland impacts. (COND-2026-0010)

S. Haight, CivilWorks represented the item and explained the existing site, the previous approval, and the need for a reapproval for the new proposal. He addressed questions from the members relating to reason for reapproval, impervious surface areas, and impacted areas.

S. Fellows moved to endorse the CUP as presented. R. Atwood seconded. Vote: All in favor (5-0)

- E.** City of Dover Conditional Use Permit for Edward Williams, Map L, Lot 45-H zoned R-20 located at 169 Spur Road. Proposal is to demolish the existing structure and construct a new home. Proposal includes re-configuring existing driveway, patio, deck, grading, and utility connections resulting in 7,839 sf of impacts to the Conservation District. NHDES Standard Dredge and Fill Wetlands Permit Application approved March 13, 2026. (COND-2026-0023)

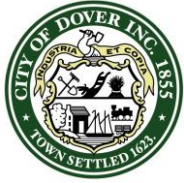
Chris Lavec, builder represented the item and explained the proposal to demo the existing home and build a new home. He explained details of the impervious surfaces, vegetative buffer, building details, and conditions of state approvals.

The members agreed the proposal is a significant improvement to the site.

S. Fellows moved to endorse the CUP as presented. R. Atwood seconded. Vote: All in favor (5-0)

6. REPORT FROM THE CHAIR

- A.** Review of Correspondence Received from NH Department of Environmental Services



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 April 13, 2026
Meeting Time: 6:00 pm

M. Edgecomb noted two letters received, one from Wentworth Douglass hospital for a missing emissions report, and the other for Turbocam Enhanced Surfaces, also due to emissions.

7. OTHER BUSINESS

A. By laws

The members and staff discussed the possible revision whether to have public comment on each hearing item rather than just citizens forum at the beginning of the meeting, and whether back and forth conversations with members of the public are allowed. Staff believes this has been addressed in the edits. Members will review and bring any last feedback to the next meeting.

B. Handbook

Members should review and it can be discussed at the next meeting whether there are any suggested changes.

C. Woodman Institute + Earth Day updates

Woodman Institute will have a Conservation Commission booth.

Earth Day events were shared and discussed.

OTHER BUSINESS

Willand Pond update

M. Edgecomb noted only one bid was received for natural manual removal. Currently staff is working on putting together a contract with that company. She explained the approved method by City Council and the funding approved and what the state will and won't fund.

The Members discussed the topic and questioned financing, process agreed upon by City Council, previous Conservation Commission motion on the matter, and what to do if the Commission doesn't want to use its funds for the process decided upon. The approved process is not good land conservation. It's not the proper scientific method for addressing the issue.

Discussion ensued.

R. Warnock moved to clarify the previously approved \$20,000 was conditional and to be used to follow the state-recommended plan (DASH and herbicides). The Conservation Commission now rescinds any use of the funds if the project is approved to only use DASH and not fully follow the state's recommended plan. R. Atwood seconded. Vote: All in favor (5-0)

8. ADJOURNMENT

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

The meeting was adjourned at 7:40 PM.