

City of Dover Conservation Commission
Minutes for April 3, 2006 Meeting;
5:30 pm, Council Conference Room, City Hall, Second Floor

Regular Monthly Meeting

Commission Members Present: Tom Fargo, Chair; Marcia Colbath, Vice Chair; Britt Schuman, Secretary;
Alban Lobdell; Ed Millman; Bill McCann

Commission Member Absent; Susan Eisler

Also Present: Dean Peschel, City of Dover Environmental Program Manager & staff liaison

1. Approval of minutes from March 6, 2006 meeting.
2. Approval of minutes from March 20, 2006 workshop.

Chairman Fargo stated the March 6th minutes were not completed and would be sent out later via e-mail for review.

The March 20th minutes were reviewed and minor adjustments were recommended.

Marcia Colbath moved to accept the March 20th minutes with the recommended adjustments, Alban Lobdell seconded, the motion was approved unanimously.

3. RE: Tax Map A, Lot 16-1; Consideration of an application by Luke Westcott, for an environmental review as per Zoning Chapter 170-27.1 G1 for a City of Dover Conditional Use Permit to temporarily impact approximately 1,000 square feet of wetland set back area for the construction of a septic system at the subject parcel (located in the Stonecroft Subdivision) off Varney/Long Hill Road. No direct wetland impact is anticipated.

Discussion:

Christian Smith of Beals Associates presented an overview of the application. Mr. Smith explained the septic needed to be installed prior to the construction of the house due to access issues. Chairman Fargo provided some history and background on this project as a prior site walk had occurred. He stated the site has a tight buildable area, however he was not overly concerned based on the proposal.

Ed Millman stated he would like the disturbed area to be reconstructed with the same soil. Mr. Smith stated they would use as much of the existing soil as possible. The site's grade would be restored and native trees would be planted along with seed. A silt fence would remain until the site is restored.

Chairman Fargo commented that the site's driveway is already completed, as well as the road to the subdivision.

Chairman Fargo moved to endorse with an understanding that the area would be restored as in the plan and a photo record would be provided to document the restoration of the temporary encroachment. Marcia Colbath seconded the motion; the motion was approved unanimously.

4. RE: Tax Map 38, Lots 31, 33, and 33A, Considering a request for an environmental review of a preliminary application by Bohler Engineering for the construction of a Walgreen's Pharmacy at the intersection of Central Avenue and Glenwood Avenue. The proposed development is located within a City of Dover Secondary Groundwater Protection District (RE: Zoning Chapter 170-28.3 D5) and proposes more than 80% lot coverage with impermeable surface.

Discussion:

Bill Goebel of Bohler Engineering presented an overview of the application. Chairman Fargo commented that he had met previously with Jim Bernadino of Bohler Engineering, as there are concerns regarding storm water management. The plan calls for 75 parking places and 80% of the lot will be covered with impermeable surface. Mr. Goebel stated that they anticipate finding well drained sandy soils at the site, however no geotech work has been done at this time.

Ed Millman asked how wide the green space is in that area. The majority of the green space near the project site is city owned and is approximately 100 feet wide.

Chairman Fargo continued background of his discussions with Jim Bernadino. They had discussed the newly approved construction of a restaurant across the street, as some subsurface information was available. On this project they intend to put the storm water into the ground, however Chairman Fargo suggested they might to explore other possibilities.

Dean Peschel also had spoken with Jim Bernadino and discussed the possible use of permeable pavement. The use of permeable pavement would depend on the results of the geotechnical exploration. Bill Goebel stated that they have concerns with the permeable pavement withstanding frost heaves and with the treatment plan, as typically their designs are intended to maintain integrity for 75 years. There are some concerns over future costs. Chairman Fargo pointed out the use of permeable pavement at UNH. A general discussion occurred in which several factors such as maintenance and cleaning were discussed.

The Commission also had a general discussion regarding the location and the fact that there are buildings across the street that are vacant (ie Ames & Woodskys). Adapting or reusing these vacant buildings was seen as a way to avoid the addition of impermeable surface within the wellhead (groundwater) protection area.

Chariman Fargo asked what type of storm water treatment system was currently planned. Bill Goebel responded that they intend to use an underground system, however testing will determine the extent and positioning. Chariman Fargo brought up the cost factor as this is a concern for the developer. There was a discussion of how a treatment system would allow a vehicle spill to be captured, where as a pervious system would not contain any contamination. Chairman Fargo suggested the applicant return with a stormwater management plan and a maintenance plan.

Ed Millman asked what style of roof would be on the building. Bill Goebel responded that it would have internal roof drains and connect to stormwater treatment, possibly a separate system than the parking lot water.

Britt Schuman asked if there was any way to reduce the number of parking spaces proposed, comparing the size of other local drug stores. Bill Goebel stated the minimum required was 60 and based on the developers plan they would like 75 spots. Bill McCann thought reducing the number of parking spaces would be a good means of gaining more green space. Dean Peschel agreed as we are in a groundwater protection district. Chairman Fargo commented on the impact of the proposed Park & Ride which is also within the same protection district.

No motion was made as the item was for informational and discussion purposes. Bill Goebel stated that Bohler Engineering will return with a stormwater management plan and a maintenance plan.

5. Old Business

- Update on the Commission's efforts to make recommendations regarding:
 - Revisions to the City's wetlands buffer regulations.
 - Revisions to Dover's Zoning Ordinance to regulate land use the state's shoreland district (Natural Resources Master Plan Task #10).

The commission will continue the workshop in May, until then independent research will continue.

6. New Business

- Concerns of the Commission (Open Forum for Commission Members)

Chairman Fargo received a video from the NH Estuaries Project entitled "Septic Scenes Video Awards". It was suggested we ask to have it aired on Channel 22 for residents or possible hold an informational meeting for residents with septic systems. Chairman Fargo asked Dean Peschel about the regulation of septic systems in Dover, NH, Dean gave a general background of how septic systems are regulated in the by the City and the State. A general discussion occurred as to how many residents in Dover use septic systems. It was decided that the Commission would not pursue an outreach and education project for septic system owners in Dover, other than showing the video.

Chairman Fargo made a presentation at the "Saving Special Places" conference on April 1st. The subject was wetlands impact mitigation and land protection, case studies from Dover. Marcia Colbath attended and made a presentation at a NH Natural Resource Professional Association conference in February, where she described some of the same material as Tom.

Dean Peschel gave a general update on the dirty dirt that was moved back to Newington, the Berry Brook watershed area and the dog waste program.

7. Adjournment:

Meeting adjourned by motion from Ed Millman. Britt Schuman seconded. All in favor.