



CITY OF DOVER

## CONSERVATION COMMISSION MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room – 288 Central Ave, Dover, NH  
Meeting Date: **Monday, March 5, 2007**  
Meeting Time: **5:30 pm**

Commission Members Present: Tom Fargo, Chair; Marcia Colbath, Vice Chair; Britt Schuman, Secretary; Alban Lobdell; Ed Millman; Matt Taylor; Chris Hunt–Alt; Jessica Strauss –Alt.  
Commission Member Absent: Bill McCann

1. Approval of minutes from January 8, 2007 regular meeting.
2. Approval of minutes from February 5, 2007 regular meeting.

**Chairman Fargo proposed to allow the commission until March 7, 2007 to review both sets of minutes as they were sent out at the last minute to the Commission. All moved to accept, Britt seconded. All voted in favor.**

3. RE: Tax Map D, Lot 18; Consideration of an application by Northeast Federal Credit Union (for Bowden Dover Hospitality, LLC; Opechee Construction agent) for an environmental review of a site development plan that would impact areas within the City of the Dover’s 50-foot wetland setback area to construct a hotel and restaurant complex adjacent to Northeast Credit Union on Members Way (off Indian Brook Drive). The proposed development is also located within a City of Dover Secondary Groundwater Protection District (Zoning Chapter 170-28.3) and proposes more than 20% lot coverage with impermeable surface.

**Marcia moved to remove the item from the table. Ed seconded, all voted in favor.**

Discussion:

Chairman Fargo started discussion by reminding that in January 2007 the Commission made a motion to table “until the applicant had time to prepare revised plans that considered the Commission’s comments” provided at that meeting. The Commission reviewed the revised plans. There was some discussion about the location and size of the conservation easement area to be provided as part of the Transfer of Development Rights (TDR) requirements.

**Chairman Fargo motioned to endorse the three aspects of the project requiring review; impact within the Secondary Groundwater Protection District, impact within the wetland set back buffer, and the proposed TDR district. Ed seconded. All voted in favor.**

4. RE: Tax Map 22, Lot 1 and Tax Map 23, Lots 11, 13, 14; Consideration of an application by the City of Dover (agent: Louis Berger Group, Inc.) for a State of New Hampshire Dredge and Fill permit to impact 31,350 square feet of previously-developed shoreland area and permanently fill 2,320 square feet of tidal wetlands to reconstruct the Washington Street Bridge over the Cochecho River.

Discussion:

Chairman Fargo started discussion by giving an overview of the project. Representatives of Louis Berger described the erosion control and runoff prevention measures to be implemented during the reconstruction of the existing bridge abutments. It was reported that local fishermen currently used this area. There was a discussion of how the grading on the north side of the eastern abutment could be completed so that access for fishermen could be maintained. The Commission also discussed how the sewer line was going to be replaced. Concern was expressed about the potential for large-scale spills of untreated sewage to the Cochecho River, if the sewer line replacement was not completed as planned.



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**Chairman Fargo made a motion to endorse as applied, Matt seconded. All voted in favor.**

5. RE: Tax Map H, Lots 11 & 12; Consideration of an application by Dover Middle School, Outdoor Education Program for a Minimum Impact Expedited State of New Hampshire Dredge and Fill permit to construct walking paths and a water sampling access facilities to sample the school's stormwater management system, located off Daly Drive.

Discussion:

Chairman Fargo started discussion by introducing the applicants. The plan is to provide Middle School students access to the stormwater detention pond adjacent to Durham Road and Daly Drive to conduct routine water quality monitoring. The proposal is to construct benches, access stairs, and a small floating. There was discussion about when the monitoring would be done and removal of the float during the winter.

**Marcia made a motion to endorse as applied. Matt seconded, all voted in favor.**

6. RE: Tax Map L, Lots 112A; Consideration of an application by Edgar Crothers, 312 Dover Point Road, Dover, for a State of New Hampshire Dredge and Fill permit to construct a 4 ft. by 16 ft. pier, 3 ft. by 23 ft. ramp and 10 ft. by 16 ft. seasonal floating dock for recreational water access at the subject address.

Discussion:

Chairman Fargo started discussion by describing the application. The project was designed and would be constructed by Pickering Marine. Although a representative of Pickering Marine was not present, Fargo described the review process for docks to the new Commission members. The several long-term Commission members expressed confidence in the contractor, as well as the thorough review by the NHDES and Army Corps, as the permit would also need to be approved by the Governor and Executive Council.

**Chairman Fargo made a motion to endorse as applied. All seconded, all voted in favor.**

7. Discussions with Steve Walker, Land Conservation Investment Program (LCIP) Stewardship Coordinator with the NH Office of Energy & Planning, regarding Conservation Commission responsibilities for inspection of LCIP-protected lands.

Mr. Walker introduced himself and described the State's and City's responsibilities in monitoring conservation lands that were protected through the LCIP program in the late 1980s and early 1990s. Also present at the meeting was David Price, member of the Open Lands Committee and Chairman of the OLC's Easement Monitoring Team. An invitation was extended to newer members of the Conservation Commission to become active in monitoring LCIP as well as other City of Dover conservation lands.

8. New Business:

Concerns of the Commission (Open Forum for Commission Members)



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- Marcia discussed the evaluation of the Tsemicles property, as the Open Lands Committee needed to schedule a walk to evaluate the property.
- Chairman Fargo scheduled a second workshop and possible public hearing meeting on March 19, 2007.

### 9. Adjournment:

**Chairman Fargo made a motion to adjourn, Ed seconded. All voted in favor.**