



CITY OF DOVER

## CONSERVATION COMMISSION MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room – 288 Central Ave, Dover, NH  
Meeting Date: **Monday, April 2, 2007**  
Meeting Time: **5:30 pm**

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

Commission Members Absent: Tom Fargo, Chairman; Matt Taylor

1. Approval of minutes from March 5, 2007 regular meeting.
2. Approval of minutes from March 19, 2007 regular meeting.

**Bill motioned to defer to the next meeting as both sets of minutes were not ready, Al seconded. All voted in favor.**

3. RE: Tax Map 16, Lots 32, 34, 36, & 36A; Consideration of a request by Donald and Miriam Walker, 38 Mill St., Dover, (agent: Jones & Beach Engineers) for a City of Dover Conditional Use Permit to impact 41,000 square feet of upland with slopes greater than 20% to construct a 60-unit residential condominium between Mill Street and the Spaulding Turnpike at the above-referenced address.  
*Chairman's Note: A preliminary site development plan was reviewed by the Commission at its February 2007 meeting.*

### Discussion:

The plans were presented by Mike Garrepy, Joseph Coronati (Jones & Beach) and Mike Derochure (sp?). Mike Garrepy reviewed the project's history, the original plan involved two multi-story buildings, now only one building is planned with an additional story. The project is on an approximate 3-acre site. The condo residents will have the majority of their parking underground.

The results of the geotechnical analysis found that they can use the existing and /or to be excavated rock face on the site as a retaining wall (rear of building). This will reduce the amount of impact to land with slope greater than 20%.

The Commission discussed their concern regarding storm water treatment. The project includes an Operation & Maintenance Plan that details routine inspections during construction and after construction. The project also includes the installation of a Downstream Defender. Jessica asked if the site plan was within the 100 year flood plane, it is not. She also asked if blasting would be required and it is. Jessica also questioned the location of the Downstream Defender. Ed asked what the slope was and where the stormwater would be directed. Mike responded that the outflow section is relatively flat with only about a 5% slope.

Marcia questioned what the percentage was of building in the 20% slope. Mike responded that most of the impact is for adjacent parking and he believed a little less than half the building is in the >20% grade. Marcia also questioned where the run off between the building and the retaining wall would go. Joe stated that there would be a series of catch basins that would direct the water to the Downstream Defender.

Dean expressed concern regarding the stormwater outlet area. He is worried about the stability of the area once the new influx of water occurs.

**Ed moved to endorse as applied with the following provisions:**



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- 1. The Commission would like to have the stormwater outlet area monitored post-construction to insure that erosion is kept to a minimum.**
- 2. The Commission would like the developer to return with a plan for recreational alternatives and opportunities at the site at later date.**
- 3. Finally, the Commission recommends that a yearly storm water management system maintenance report should be filed with the Environmental Programs office.**

**Bill seconded, all voted in favor.**

4. RE: Tax Map L, Lots 15 & 15A; Consideration of an application by the St. Thomas Aquinas High School (agent: Appledore Engineering, Inc.) for a City of Dover Conditional Use Permit to impact 1.4 acres of Conservation District area (slopes greater than 20%) to improve approximately 350,000 square feet of parking lot and associated roadways adjacent to the school. (reference: NHDES Site Specific Bureau File # 070307-02).

Discussion:

The plans were presented by Paul Connolly (of Civilworks, Inc.) with the assistance of Jeff Quin, Jeff Divito and Greg Mikolitous (of Appledore Engineering, Inc.). The project will add 74 parking spaces which are intended to help relieve parking problems associated with large gatherings at the school, such as graduation. The plans also involve traffic flow improvements and the widening of Dover Point Rd. to create a turn lane into the school.

The parking lot improvements will impact slopes >20%, however Paul stated that these were all man made slopes. Back when the athletic fields were built they cut and filled the hillside to create level fields.

Marcia asked if the current retention pond would be moved. Paul stated it is moving to another upland area and will be larger due to the larger paved surface area. Britt asked if there are erosion issues with the current parking & fields. Paul stated that there had been issues, but the school has completed improvements as erosion problems occurred. There have been no further erosion issues since.

Chris asked what plans were in place to prevent erosion issues with the new parking lots. Paul stated that curbing and directional drainage should prevent any issues.

Dean commented that the soils at the site are sandy and therefore are ideal for pervious pavement. He was interested if they had considered this alternative. Paul responded that the project engineers are not sold on the application and would need more long term studies on its use before recommending it to a client. Paul also commented on various issues with pervious pavement that he has received information on. Dean requested that Paul send that data to him.

**Bill moved to endorse as applied, Britt seconded. All voted in favor except for Chris. Chris stated his opposition is based on his desire for the applicant to conduct more research on using pervious pavement at the site.**



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5. RE: Tax Map L, Lot 91; Consideration of an application by Louis McIntosh & Catherine Hobbs, (agent: Ross Engineering, Inc.), 17 Riverside Drive, Dover a Minimum Impact Expedited State of New Hampshire Dredge and Fill permit and a City of Dover Conditional Use permit to construct an addition on an existing house and barn, and construct a pool, within the protected shoreland district at the subject address.

Discussion:

Lenny Lord presented an overview of the project. No conditional use permit is required for this project as it is on a lot of record. The shoreline protection impact is an issue to be addressed by the state.

Marcia asked if the house had a leach field. Lenny stated it does, however the homeowner is going to connect the house to the city sewer as part of the project.

**Britt moved to endorse as applied, Bill seconded and all voted in favor.**

6. RE: Tax Map 29, Lot 71B, Considering an application by Robert W. La Rochelle Rev. Trust, Maple Street Ext., for a City of Dover Conditional Use Permit to impact 2,462 +/- square feet of Conservation District area (>20% slope and within 50-ft. of a Berry Brook) for the construction of a 360-ft. driveway and house on an existing lot of record off Ash Street.

Discussion:

Lenny Lord presented the project, it involves the impact of a slope >20% for a driveway and it is within 50 feet of Berry Brook.

The project has been reviewed by the Planning Board. No conditional use permit is required as it is a lot of record. A small tributary runs across the property, however a culvert already exists under the connecting right of way.

Marcia stated that the greatest concern is that erosion is controlled during construction.

**(at this point Commission Member Alban Lobdell had to leave)**

Dean asked if the property owner's were aware that they should not alter the Conservation District area. Lenny stated they were aware.

**Bill moved to endorse, Ed seconded and all voted in favor.**

7. RE: Tax Map 13, Lot 4, Considering an application by the Dover School District, for a Standard NHDES Dredge and Fill Permit to fill 2,900 square feet of wetlands for the construction of a new 24-space parking lot associated with renovations to and expansion of the Woodman Park Elementary School. *Chairman's Note: A preliminary review of this application was made by the Commission at its November 2006 meeting.*



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No one representing the applicant was present. The Commission decided the review should be deferred to May 2007.

**Ed moved to table, Bill seconded and all voted in favor.**

8. New Business:

- Concerns of the Commission (Open Forum for Commission Members)  
Ed informed the Commission that he attended a session on Pervious Concrete. Marcia asked him to send her his comments and information from session. He found it very informative.
- Possible public hearing meeting April 16, 2007.

9. Adjournment:

**Bill made a motion to adjourn, seconded by Marcia and all voted in favor.  
Adjourned at 7:20pm.**