



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: 1<sup>st</sup> Floor Conference Room - 288 Central Avenue Dover NH  
Meeting Date: Monday, February 14, 2011  
Meeting Time: 5:30 pm

### AGENDA

**1. APPROVAL OF THE PRIOR MEETING MINUTES**

**2. NEW BUSINESS**

- A. NHDES Minimum Impact Expedited Application for Lisa Beaudoin Revocable Trust (Agent: Michael Sievert, MJS Engineering, PC), Assessors Map L, Lot 113, zoned R-20, located at 316B Dover Point Road. Proposal is to replace in-kind an existing grandfathered tidal dock. The total permanent tidal wetland impact is 114 square feet and the total permanent tidal buffer impact is 21 square feet.

**3. REPORT FROM THE CHAIR**

**4. OLD BUSINESS**

**5. OTHER BUSINESS**

- A. Discussion of Conservation Lands Audit and Online Inventory  
B. Update on Morrison Lane Conservation Easement Monitoring

**6. ADJOURNMENT**



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH  
Meeting Date: Monday, January 10, 2011  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill McCann (Chair), Marcia Gasses, Lauren Jacoby, Deborah Calabro, Bill Hunt, Cora Quisumbing-King

**STAFF PRESENT:** Steve Bird (City Planner)

**OTHERS PRESENT:** Bob Prokop

The meeting was convened by the Chair at 5:30 PM.

### 1. APPROVAL OF THE PRIOR MINUTES

Gasses moved to approve the December 13, 2010 minutes as presented, Jacoby seconded. Vote: Unanimous

### 2. NEW BUSINESS

McCann said he was going to delay item A until after item B, unless any one objected.

- B. City of Dover Conditional Use Permit and NHDES Dredge and Fill Permit for Paul and Bonnie Lamson (Agent: Robert Prokop, Wetland Consulting Services), Assessors Map 7, Lot 13-B, zoned R-20, located at 33A Boston Harbor Road.

Bob Prokop was present to explain the application to the Commission. The proposal is to impact 750 square feet of tidal area (300 temporary, 450 permanent) for the installation of stone rip rap along a 70-foot section of eroding riverbank on Little Bay within the Conservation District. Additionally, a gravel driveway would impact 320 square feet within the Conservation District and a 330 square foot dock system including a ramp and float is proposed.

Gasses explained that this project is possible because the lot contains an existing house and deck. Quisumbing-King asked if the neighbors support the project. Prokop showed letters of support from abutters that are in the wetlands application. Gasses asked about silt fencing. Prokop showed where the silt fence is indicated on the cross section, but it did not show on the plan. Calabro asked about the dock. Prokop said it is part of the wetlands application. Gasses asked about lot coverage. Prokop indicated that the proposed impervious coverage is 19.25%. Gasses was concerned that the plan does not reduce impervious surface. Prokop stated it is 28 square feet less because of the smaller deck. Gasses wanted to insist on adequate erosion control. Calabro asked if the deck could be made even smaller and Prokop said it is allowed under the Shoreland Protection rules.

Hunt motioned to endorse the application with the condition that proper erosion and sediment control measures be added to the plan. Gasses seconded. Vote: 5 in favor, 1 opposed (Calabro)



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Meeting Time: 5:30 pm

### A. Annual Nominations and Election of Officers for 2011

Gasses and McCann both indicated that they agreed to run for office again if no one else was interested. After a discussion on if the Secretary position should be filled, Hunt agreed to put his name in for the position. McCann asked if there were any other members interested in running. Calabro nominated McCann for Chair, Gasses for Vice Chair, and Hunt for Secretary. Jacoby seconded the motion. Vote: Unanimous

### 3. REPORT FROM THE CHAIR – NONE

4. **OLD BUSINESS** – McCann will contact the City Clerk's office again to check on the status of the appointment of Jacoby.

Bird distributed the revised copies of the adopted Conservation Commission Bylaws.

### 5. OTHER BUSINESS

#### A. Discussion of Current Wetland Buffer Marking Requirements Per Chapter 170-27.1-D-1-c.

Bird discussed the current standards for the marking of wetland buffers, which were added to the Wetland Ordinance in 2009, after being reviewed by a sub-committee comprised of Conservation Commission and Planning Board members. Recently the Planning Board has been discussing how to mark wetland buffers. Bird showed an example of a wetland buffer sign from Rochester that Gasses provided to him. Gasses felt that there should be a difference between temporary markers used during construction and more permanent markers used long term. Bird suggested using metal fence posts instead of wooden stakes. Commission members agreed that the City should purchase the small aluminum signs similar to what Rochester uses to delineate the wetlands buffers when development is proposed with 20 feet of the wetlands buffer. Bird indicated that the signs would be sold to landowners and developers.

Gasses made a motion to authorize an expenditure from the Conservation Fund for an amount not to exceed \$500, for the purpose of purchasing aluminum wetland buffer signs. Calabro seconded. Vote: Unanimous

Bird provided an update on the PREP Conservation Lands Inventory project and displayed a draft map of conservation lands prepared by the consultant, Chris Kane.

### 6. ADJOURNMENT

Gasses motioned to adjourn at 6:47 PM. Quisumbing-King seconded. Vote: Unanimous



# MJS ENGINEERING, PC

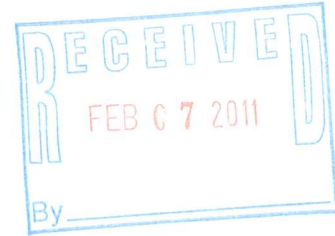
CIVIL •  
ENVIRONMENTAL •  
CONSULTING ENGINEERING •

5 RAILROAD STREET, P.O. BOX 359, NEWMARKET, NH 03857 PHONE: (603) 659-4979, FAX: 659-4627

E-mail: mjs@mjs-engineering.com

February 4, 2011

Dover Conservation Commission  
Dover City Hall  
288 Central Ave.  
Dover, NH 03820



**Re: Expedited Minimum impact wetlands application for Lisa Beaudoin 316B  
Dover Point Road Map L Lot 113**

Dear Board Members:

Please find enclosed two copies of the wetlands application and supporting documentation for Lisa Beaudoin for the construction of a replacement dock. Per the requirements of the NHDES Wetlands Bureau expedited minimum impact wetlands application, MJS Engineering, on behalf of Ms. Beaudoin, is requesting your signature on the application. A representative of MJS Engineering will be present at the next commission meeting if you have any questions.

If you need additional information, please do not hesitate to contact me.

Sincerely,

Michael J. Sievert, P.E.  
President



NH DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS BUREAU

29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Phone: (603) 271-2147 Fax: (603) 271-6588

web site: www.des.nh.gov/wetlands email: wetmail@des.state.nh.us



Minimum Impact Expedited Application

INSTRUCTIONS: This document has three sections. Section One is the application form, to complete once you have read the other sections; Section Two is a checklist, to ensure you have assembled the appropriate documents. Section Three describes projects that meet the minimum impact criteria. Please review Section Three first to be sure you are submitting the correct application.\* If your project meets the criteria for a minimum impact project as outlined in Section Three, then complete all items in Sections One and Two. Please type or print clearly.

\* Other applications available from the DES Wetlands Bureau:

1) Notification Forms for Timber Harvesting for Forest Management, Trail Construction and Maintenance, and Seasonal Docks - Projects involving minimum impact timber harvesting for forest management purposes, trail construction or maintenance, or seasonal nontidal dock installation may be approved by notification using the appropriate notification form provided certain conditions are met.

2) Minimum Impact Agricultural Projects Application - Permits for minimum impact agricultural projects may be obtained by developing plans in conjunction with the appropriate County Conservation District and submitting this form.

3) Standard Dredge and Fill Application - Minor and Major impact projects (and some minimum impact projects) require this form.

SECTION ONE

1. Name of Owner Lisa Beaudoin Revocable Trust Lisa Beaudoin, Trustee
Beaudoin Lisa J.

2. Mailing Address: Last First Middle Initial
316B Old Dover Point Road Dover NH 03820
Box # / Street Town/City State Zip code

(603) 742-4516 ( )
Daytime Telephone Number Fax Number Email

3. Location of
Proposed Project: 316B Old Dover Point Road Dover NH 03820
Street # Street/Road/Highway Town/City State Zip code

Tax Map Number: L Block/Lot Number: 113

4. Contractor or Agent: MJS Engineering, P.C. Michael Schlosser
Name of Contact and Company Name (if any)

5 Railroad Street Newmarket NH 03857
Box # / Street Town/City State Zip code

(603) 659-4979 (603) 659-4627 mjs@mjs-engineering.com
Daytime Telephone Number Fax Number Email

5. Provide a brief description of your proposed project. Include the amount of proposed wetland impact (in square feet) and, if applicable, the amount of shoreline impact (in linear feet).
The purpose of this project is to replace in-kind an existing grandfathered tidal dock. The total permanent tidal wetland impact is 114sf. The total permanent tidal buffer impact is 21sf. The amount of shoreline impact is 5ft.

FOR INTERNAL USE ONLY

File Number: Initials:
Check date Check #: Amt.: Date received

6. Please explain the purpose of, or the need for, the proposed work and how it has been designed to minimize impacts within the DES Wetlands Bureau's jurisdiction: The work is needed to replace a dock that is in disrepair. It will be replaced in-kind and will be constructed within the existing footprint to the best extent possible to minimize wetland impacts.

7. Name of Waterbody, as listed on the U. S. Geological Survey topographic map: Piscataqua River

If not listed on the map, please check which of the following best applies to the area of proposed impacts:

- unnamed lake or pond    unnamed wetland    unnamed stream    unnamed tributary to \_\_\_\_\_

8. Please check the box(es) which best describe the area(s) in which work is proposed:

- salt marsh    tidal water    sand dune    100 feet from highest observable tideline  
 bog    freshwater marsh    swamp    wet meadow  
 perennial stream    seasonal stream    river    lake or pond  
 other (explain or describe area) \_\_\_\_\_

9. Length of shoreline frontage on the property (linear feet): 150.7'

To determine the length of **shoreline frontage**, add the length of the natural navigable shoreline (which may be shown on the tax map) to the length of a straight line drawn between the two property boundaries at the shoreline edge, and divide by two. (Both lengths are measured at the normal high water line.)  $\frac{151.4 + 150.0}{2} = 150.7'$

**REQUIRED SIGNATURES**

10. Applicant (owner or authorized agent). My signature below certifies that: 1) I have notified all abutters of this proposed work by certified mail; 2) plans and application materials, in this and all subsequent submissions, are complete and accurate; 3) I am aware that the work I am proposing may require additional state, local or federal permits; 4) any structure which I am proposing to repair or replace was either previously permitted by the NH Wetlands Board or DES Wetlands Bureau or would be considered *grandfathered* (which is defined as having been in existence prior to permit authority under RSA 482-A:3, I or its predecessor statute RSA 483-A:1, I and has been installed in the same location, with the same dimensions, configuration, and construction type, and the structure has not been *abandoned*, which means the failure, for a period of 5 years, to maintain an existing structure in a condition so that it is functional and intact) (Env-Wt 101.01); and 5) by signing this application I authorize the municipal conservation to conduct a site walk of the project area.

Lisa J. Beaudoin   Lisa J. Beaudoin   1/28/11  
Signature of Owner or Authorized Agent   Print name legibly   Date

11. Conservation Commission. The signature below certifies that the municipal conservation commission has reviewed this application, and: 1) waives its right to intervene per RSA 482-A:11; 2) believes that the application and submitted plans accurately represent the proposed project; and 3) has no objection to permitting the proposed work. *Conservation Commission is not required to sign. If Conservation Commission does not sign this statement for any reason, then the application shall not be eligible for expedited processing and shall be reviewed as a standard application.*

\_\_\_\_\_  
Authorized Commission Signature   Print name legibly   Date

12. Town Clerk. I hereby certify that the applicant has filed five application forms, five detailed plans, and five USGS location maps with the town/city of \_\_\_\_\_ as required by Chapter 482-A:3 (amended 1991), and I have received and retained certified postal receipts (or copies) for all abutters identified by the applicant.

\_\_\_\_\_  
Signature of Town/City Clerk   Print name legibly   Date

**IMPORTANT NOTE:** The DES Wetlands Bureau is required to act on minimum impact applications meeting all criteria for expedited review within 30 days of DES's "Notice of Administrative Completeness." However, applicants are advised that work carried out before receiving a written permit issued by the DES Wetlands Bureau may not be covered under the federal Army Corps of Engineers State Programmatic General Permit (effective June 28, 2007) and therefore **may be in violation of federal law.**



Project: Lisa Beaudoin Tidal Dock Replacement  
Location: 316B Old Dover Point Road, Dover, NH

LEAST IMPACTING ALTERNATIVE/  
AVOIDANCE & MINIMIZATION NARRATIVE

Least Impacting Alternative (per Env-Wt 302.04(a)(2))

*The alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site;*

The purpose of the project is to replace in kind an existing grandfathered dock. The dock is in disrepair and will be completely replaced. The dock has not been abandoned. Replacement in kind is the least impacting alternative because the dock will be rebuilt in the location of the existing structure.

Avoidance & Minimization of Impacts (per Env-Wt 302.03)

*The applicant shall submit a statement describing the impact of the proposed project design and provide evidence which demonstrates that, subject to (b) below:*

- (1) Potential impacts have been avoided to the maximum extent practicable; and*
- (2) Any unavoidable impacts have been minimized.*

- (1) The purpose for the impacts is due to the replacement in-kind of an existing grandfathered dock. Impacts have been avoided to the maximum extent possible by rebuilding the dock in the location of the existing structure footprint. The structure is not being expanded.
- (2) All unavoidable impacts have been minimized. The proposed design of the permanent pier will utilize the least number of piles and sono tubes possible. The proposed structure will be placed in the location of the existing structure footprint.

TIDAL DOCK REPLACEMENT IN KIND – LISA BEAUDOIN  
BOATWORKS CONDOMINIUM  
316B DOVER POINT ROAD – DOVER, NH  
WETLAND IMPACT AREA PHOTOS – APRIL 2007 & OCTOBER 28, 2010



PHOTO #1: LOOKING NORTH AT EXISTING PIER DAMAGED DOCK AFTER FLOOD APRIL 2007



PHOTO #2: LOOKING NORTHEAST AT EXISTING REMAINING DOCK

TIDAL DOCK REPLACEMENT IN KIND – LISA BEAUDOIN  
BOATWORKS CONDOMINIUM  
316B DOVER POINT ROAD – DOVER, NH  
WETLAND IMPACT AREA PHOTOS – APRIL 2007 & OCTOBER 28, 2010

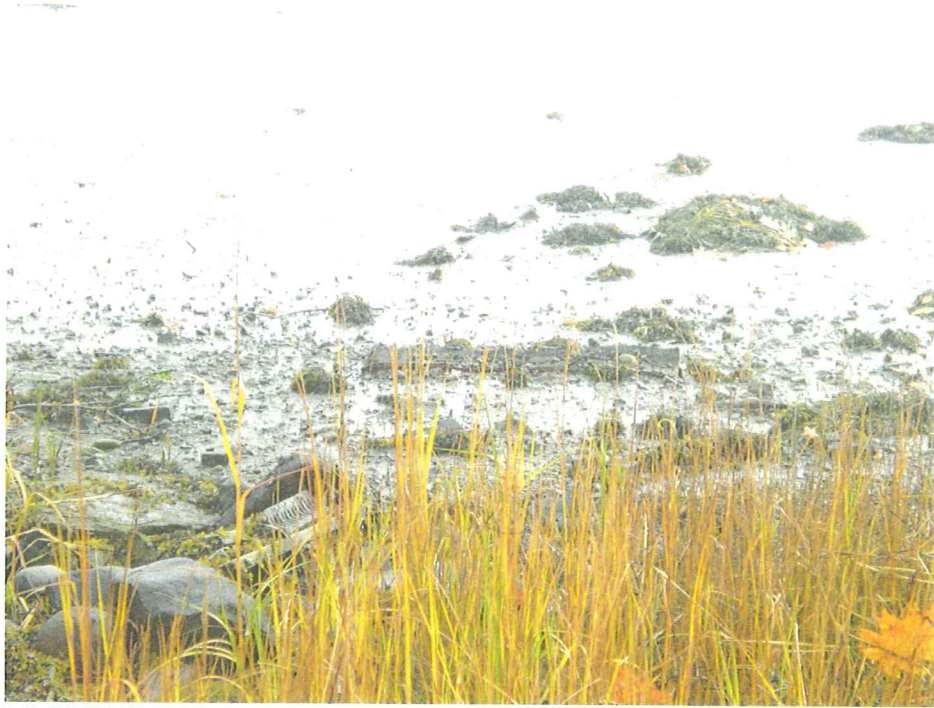


PHOTO #3: LOOKING EAST AT LOCATION OF OLD CRIB AREA AND PROPOSED DOCK LOCATION



PHOTO #4: LOOKING SOUTH AT ADJACENT DOCK UNIT A



← SUBJECT DOCK

Photo #5 LOOKING NORTHWESTERLY AT CONDO UNITS AND DOCKS AUGUST 2003