



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, June 13, 2011
Meeting Time: 5:30 pm

MEMBERS PRESENT: Marcia Gasses, Lauren Jacoby, Jim Sorbello, Deborah Calabro, Cora Quisumbing-King, Bill Hunt, Ron Hebert (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Bob Stowell, Doug Larosa, Chad Kageleiry, Chris Berry, Bob Paolini, Geoff Aleva, Dean Peschel, Mindy Bubier

The meeting was convened by the Vice Chair Gasses at 5:35 PM.

1. ELECTION OF CHAIR

Gasses explained that the floor was open for nominations for a new chair. Gasses made a motion to nominate Bill Hunt as chair. Quisumbing-King seconded. Gasses asked if there were any other nominations and there were none. Vote: Six in favor, Hunt abstained. Gasses nominated Calabro to fill the secretary position. Jacoby seconded. Six in favor, Calabro abstained.

Hunt assumed the chair.

2. APPROVAL OF THE PRIOR MINUTES

Sorbello moved to approve the May 9, 2011 minutes as presented, Quisumbing-King seconded. Vote: Unanimous

3. OLD BUSINESS

- A. City of Dover Conditional Use Permit for Fortuna North, LLC (Agent: Trittech Engineering Corporation), Assessors Map D, Lot 17C, zoned B-4, located on Sixth Street. Proposal is to impact 28,000± sq. ft. of wetlands to relocate drainage ditches for a commercial development.

Stowell reviewed the site plan of the property and explained the drainage plan and reminded the members that they had endorsed the state permit at the previous meeting. He explained that they had been to the Technical Review Committee and revised plans in response to those comments. This application will be on the Planning Board agenda on June 28.

Gasses asked Stowell to explain why parking can not be relocated to the side or rear of the building like the regulations encourage. Stowell said that the parking layout is dictated by the particular client and that they have beefed up the landscaping and moved some parking spaces to reduce the visibility in the front. Future development on the lot will be able to be designed to have the parking to the side and rear. The Commission had a discussion on general drainage issues. Hebert clarified the location of the driveway off of Sixth Street.

Gasses motioned to endorse the Conditional Use Permit. Sorbello seconded. Vote: Unanimous



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- B. City of Dover Conditional Use Permit and NHDES Dredge and Fill Permit for STF Development (Agent: Berry Surveying & Engineering), Assessors Map I, Lot 18-1, zoned RM-SU & R-20, located on Durham Rd.

Chris Berry reviewed the proposal to impact wetland buffers for the installation of a driveway and parking spaces and widening of an existing driveway. Additionally, 4,100 sq. ft. of previously impacted wetlands is proposed to be restored. Berry said that the plan underwent substantial revisions after the Technical Review Committee meeting, including a redesign of the building layout and inclusion of a sidewalk. They were able to eliminate the need for a NHDES wetlands permit. The wetland buffer impact was reduced to 4,500 square feet of permanent impact. The restoration plan for the unpermitted wetland filling was approved by the NHDES recently.

Gasses asked about runoff from the Hemlock Forest property that runs onto this lot. Berry said that they moved the buildings further from the property line to accommodate a grass swale that runs parallel to the property line that will intercept the runoff and direct it to the rear of the lot. Drainage was modified to incorporate low impact design concepts. Gasses asked if this plan was full build-out. Berry said at this point it is but there is a disagreement on interpretation of density. It would be difficult to locate additional units but he is not precluding future attempts if circumstances change. Gasses confirmed that any additional development would have to come back before the Conservation Commission. Hebert clarified that there are three total buildings. Bird asked about the width of the driveway. Berry said that it was reduced to 20 feet with a sidewalk that will be pervious.

Sorbello motioned to endorse the Conditional Use Permit and NHDES Dredge and Fill Permit. Jacoby seconded. Vote: Unanimous

4. NEW BUSINESS

- A. City of Dover Conditional Use Permit and NHDES Permit by Notification for Dover Housing Authority (Agent: Civil Consultants) Assessor's Map 20, Lot 96, zoned RM-U, located at 2 Union Street.

Geoff Aleva of Civil Consultants was present to explain the proposal to impact 335± sq. ft. of wetlands and 2,300± sq. ft. of wetlands buffer to install a concrete headwall on the upstream side of a culvert along Cricket Brook, install a rip rap plunge pool at the end of the culvert and install rip rap and plants along the stream bank to stop erosion.

Calabro asked what a headwall was. Aleva showed a picture of a headwall and explained its function. Gasses asked if the culvert was going to be enlarged as there have been flooding issues downstream. Aleva said that it will not change as it actually slows the flow of water. No new impervious surface is proposed. Hunt asked about the other catch basin that empties into the culvert and Aleva explained how it functions. Hunt conformed that the plunge pool will contain rocks. Bird asked if the project will improve the flooding issues. Aleva indicated that it will not change the volume of flow downstream, but will prevent erosion.

Gasses motioned to endorse the Conditional Use Permit and NHDES Permit by Notification. Jacoby seconded. Vote: Unanimous. The Chair signed the permit for the applicant.



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- B. City of Dover Conditional Use Permit and NHDES Minimum Impact Expedited Permit for City of Dover (Agent: UNH Stormwater Center), Assessor's Map 37, Lot 40, zoned R-12, located at Lowell Avenue.

Dean Peschel and Mindy Bubier of the UNH Stormwater Center was present to explain the proposal to impact 1,300± sq. ft. of wetlands to restore 1,200 feet of the stream channel of Berry Brook and the creation of forested wetland on a City lot. The stream was impacted by past development and virtually disappeared. The sand filter area will be replaced by gravel wetlands. 0.15 acres of low value wetlands will be impacted but 1.5 acres of wetlands will be created. This is part of a larger project to improve the Berry Brook watershed.

Hunt confirmed with Peschel that all work will be on City property. Hebert said that he visited the site and that the wetlands were in poor condition. Hebert asked where the stream reconstruction will start. Peschel said that it will start at the south end of the wetland. Peschel said that the gravel wetland will treat storm water and remove some invasive species. Quisumbing-King confirmed that no new trees will be planted. Sorbello asked if UNH will actually be undertaking the project. Peschel explained the history of obtaining funding for the project and the work that UNH did to get the grants. Mindy Bubier will be the project manager. Gasses if future work would improve the trail along the Cochecho River. Peschel said that they plan to install two small foot bridges to improve the trail.

Sorbello motioned to endorse the NHDES Minimum Impact Expedited Permit. Hebert seconded. Vote: Unanimous The Chair signed copies of the permit application. Calabro motioned to endorse the Conditional Use Permit application. Quisumbing-King seconded. Vote: Unanimous.

5. REPORT FROM THE CHAIR

Gasses reported that the City Council amended their resolution to take only the first \$75,000 of Current Use Penalty funds in the General Fund and the rest would go into the Conservation Fund. The Open Lands Committee was not happy that they were not consulted before this decision was made.

Gasses informed the committee that the Trails Committee was interested in some trail clearing on the Cassily property along the river. Gasses suggested that the OLC and Conservation Commission do a joint site walk to view the trail in question.

6. OTHER BUSINESS

- A. Update on Morrison Lane Conservation Easement Monitoring

Bird informed the Commission that a letter regarding the May 5, 2011 easement monitoring visit was sent to the Washington Highlands Homeowners' Association on May 23, 2011. Bird explained that the letter discussed four issues: 1) the lack of a management plan to address maintenance of the open space; 2) encroachment of lawn areas into the conservation easement; 3) rear property corners need to be marked so owners know where the open space is located; and 4) change the owner of the open space lot with the Tax Assessor. The commission also received a petition from homeowners in the association requesting the encroached areas be allowed to return to their natural state.



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B. Request for Expenditure from Conservation Fund

Bird explained that the OLC was requesting funding from the Conservation Fund, in an amount not to exceed \$4,000, for the purpose of hiring an appraiser to conduct an appraisal for a piece of property that they are considering placing a conservation easement on.

Gasses motioned to approve the expenditure from the Conservation Fund, not to exceed \$4,000 for an appraisal. Jacoby seconded. Vote: Unanimous.

C. Master Plan Committee Request

Bird distributed a list of questions related to future goals for the conservation and open space chapter that the master plan committee was looking for some input from the Conservation Commission. Gasses and Hunt explained the work that the committee has done and what kind of input they were looking for. Bird asked members to ponder these questions and we will discuss at the next meeting.

D. Adjournment

Sorbello motioned to adjourn at 7:35 PM. Jacoby seconded. Vote: Unanimous