



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, July 11, 2011
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Lauren Jacoby, Deborah Calabro, Cora Quisumbing-King, Ron Hebert (Alternate)

STAFF PRESENT: Steve Bird (City Planner), Dave White (City Engineer)

OTHERS PRESENT: Malcolm McNeill, Bruce Crawford, Floyd Hayes, Steve Rickerich

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

1. APPROVAL OF THE PRIOR MINUTES

Quisumbing-King moved to approve the June 13, 2011 minutes as presented, Jacoby seconded. Vote: Unanimous

2. OLD BUSINESS - NONE

3. NEW BUSINESS

- A. City of Dover Conditional Use Permit for Aranco Oil Company (Agent: John Chagnon, Ambit Engineering, Inc.) Assessor's Map 38, Lot 28, zoned B-3, located at 874 Central Avenue.

McNeill explained that the proposal is to increase the on site impervious area from 55% to 64% in a Groundwater Protection Zone, in order to replace an existing gas and service station with a convenience store with gasoline sales. It will be a new modern gas station. Copies of the colored site plan and elevation of the building were distributed. There is a 3,000 square foot increase in impervious surface. Run-off will decrease 65-70% due to changes in the drainage systems. McNeill spoke with Dean Peschel earlier in the day and he is in favor of the changes and the proposed design. Porous pavement is not appropriate for this use.

Crawford of Ambit Engineering displayed an existing condition plan and a proposed plan. He described the changes in the drainage patterns and the pretreatment being proposed.

Rickerich discussed the improvements in design and safety on site. Underground tanks are much safer environmentally. Vehicle repair use will be discontinued.

Calabro asked about the existing underground tanks. Rickerich said that they will all be removed and replaced.

Bird explained that the plan still needs to go through the TRC process and will likely result in changes in the layout. If there are any significant changes, the plans will have to come back to the Conservation Commission for further review. This plan results in more rainwater infiltration than under existing conditions, which is more in line with the Groundwater Protections requirements.

Hunt asked if the members were comfortable with making a decision tonight. After a brief discussion, Calabro moved to endorse the application, Hebert seconded. Vote: Unanimous



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- B. NHDES Standard Dredge and Fill Permit for City of Dover (Agent: Michael Leach, Stantec Consulting Services), Assessor's Maps 17 and K, zoned R-12, located at Hawthorn Road, Middlebrook Road and Applevale Drive.

Dave White, Dover City Engineer, was present to explain that the proposal is to impact eight separate areas, totaling 4,082± sq. ft. of wetlands (2,178 sq. ft. of temporary impact and 1,904 sq. ft. of permanent impact) in order for the City to maintain and reconstruct existing roadways, drainage systems and utilities in the Applevale neighborhood. White described the drainage improvements proposed. Easements have been obtained from property owners.

Hunt asked about the timing of the work. White said that they have to go out to bid so the soonest that construction could begin is this fall. This work has been in the works for many years and funding was placed in the CIP.

Quisumbing-King motioned to endorse the NHDES Standard Dredge and Fill Permit. Calabro seconded. Vote: Unanimous.

4. REPORT FROM THE CHAIR - NONE

5. OTHER BUSINESS

Hebert stepped down from the Commission.

A. Update on Morrison Lane Conservation Easement Monitoring

Bird informed the Commission that he had received a letter from Shirley Wilson, secretary of the Board of Directors on July 5, 2011. The letter acknowledged receiving the Conservation Commission letter of May 23, 2011 and indicated that they had changed the owners name on the conservation lot and contacted the Strafford County Conservation District to schedule a meeting with Bambi Miller to discuss a conservation plan.

Calabro asked who will be following up to make sure the items are addressed. Hunt said that the Commission and staff will monitor the progress. Bird will respond to the letter and send a letter thanking them for the progress on two of the items and reminding them about the remaining issues.

Hunt allowed Hebert to speak as a member of the public.

Hebert reminded the members that there were four issues in the letter and mowing in the conservation land is still happening.

Hunt said that we should wait for the conservation plan to be prepared. The consensus was to give the association a chance to address all of the items before taking any further action, given that these issues have been going on for years.

Hebert rejoined the Commission.



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B. Master Plan Committee Request

Bird distributed an invitation from the master plan committee for a meeting to be held on July 19, 2011 in Room 305 of the McConnell Center to discuss future goals for the conservation and open space chapter.

Hunt encouraged members to attend if they could.

C. Memo From Planning Director

Bird distributed a memo from Chris Parker regarding funding from the Conservation Fund and a request to meet at the August meeting.

Hunt agreed to have this item placed on the August 8th agenda.

6. ADJOURNMENT

Quisumbing-King motioned to adjourn at 6:55 PM. Jacoby seconded. Vote: Unanimous