



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH  
Meeting Date: Tuesday, October 11, 2011  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Marcia Gasses, Jim Sorbello, Deborah Calabro, Ron Hebert (Alternate)

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

**OTHERS PRESENT:** Ken Anderson, Jim Spaulding, Michael O'Shea, Andy McBeth

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

### 1. APPROVAL OF THE PRIOR MINUTES

*Gasses moved to approve the September 12, 2011 minutes as presented, Hebert seconded. Vote: Unanimous*

### 2. OLD BUSINESS NONE

### 3. NEW BUSINESS

- A. NHDES Permit by Notification for Christopher and Laura Rogers (Agent: Zachary Taylor, Riverside and Pickering Marine Contractors) Assessor's Map L, Lot 28, zoned R-20, located at 123 Spur Road.

Ken Anderson of Riverside and Pickering Marine Contractors was present to explain the proposal which is to conduct work in a tidal wetland to replace 6 existing creosote timber pilings on a fixed pier with new pressure treated pilings.

Hebert asked about use of pressure treated wood. Anderson explained that creosote has been outlawed for many years and pressure treated wood is preferred.

Gasses asked if a Conditional Use Permit was required and would any work occur in the water. Bird explained that the zoning ordinance does not require a CUP for docks. Anderson stated that the work would be done from a floating barge and from the shore so there would be no impact on wetlands.

*Hebert motioned to endorse the application. Gasses seconded. Vote: Unanimous*

The Chair signed the application and returned it to the applicant.

- B. City of Dover Conditional Use Permit for FW Webb Co., (Agent: H.L. Turner Group, Inc.) Assessor's Map H, Lot 40B, zoned B-4, located at 218 Knox Marsh Road.

Jim Spaulding of H.L. Turner Group was present to explain the proposal, which is to have 38% impervious lot coverage where the Groundwater Protection District allows 20%, in order to build a 65,000 square foot warehouse/distribution facility and 60 parking spaces. He explained how the runoff will be infiltrated on-site.

Gasses asked if the drainage design incorporated some Low Impact Development (LID) features.

Spaulding responded that the proposed hydrology matches the existing run-off so it is low impact.

Gasses asked if they have considered using impervious pavement. Spaulding stated that there was a lot



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of heavy truck traffic that is not conducive for impervious pavement. Gasses suggested that they could use it in the front customer parking area.

Hunt asked for an explanation of the infiltration system. Spaulding went through a more detailed explanation of the drainage.

Gasses recommended that they use the roof run-off for irrigation.

Bird explained the background of the Groundwater Protection Ordinance and how the quality of the run-off water was just as important as the quantity of the water.

Gasses would like to see more LID designs incorporated.

The members discussed what action they wanted to take. Gasses suggested that the Planning Board may want to have a site walk and the Conservation Commission could attend that prior to making a decision on the application. If the Planning Board hears the application on November 8<sup>th</sup> they could come back on the November 14<sup>th</sup> agenda.

*Gasses motioned to table the application until the November 14, 2011 agenda. Calabro seconded. Vote: Unanimous*

- C. City of Dover Conditional Use Permit for Graystone Builders, Inc. (Agent: Chris Berry, Berry Surveying & Engineering) Assessor's Map E, Lot 49-10, zoned R-20, located on Nye Lane. Proposal is to construct a driveway within a 20 % slope to access the rear building area of an existing single family house lot. The total 20% slope impact is approximately 4,367 square feet.

Bird reported that Chris Berry had called earlier in the day to request that this item be removed from the agenda as he is redesigning the driveway to reduce the impacts below the threshold requiring a Conditional Use Permit.

#### **4. REPORT FROM THE CHAIR**

- A. Request from the Dover Open Lands Committee for a special Conservation Commission meeting on October 24, 2011

Hunt explained that the Open Lands Committee has asked if they would hold a special meeting on October 24, 2011 to hold a public hearing for the purpose of determining if the Conservation Commission would support an expenditure from the Conservation Fund for the purchase of a conservation easement. Bird provided some background on the project.

- B. Calabro brought up the Great Bay Music Festival and the use of the Huggins Trust land. She was concerned about the impact on the land. Hunt explained that the Strafford Rivers Conservancy is moving to resolve the issue.



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- C. Gasses discussed a program that she attended on training volunteer boards on Low Impact Development. She wants a PowerPoint presentation to be given to members of the Planning Board and Conservation Commission.

### 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 copy of a letter sent to the Strafford County Conservation District from Charlie Alty and the association regarding the management plan.

Hebert rejoined the Commission.

Hunt announced that Sorbello was going to resign from the Commission and thanked him for his service to the community.

Hunt distributed copies of the sections of the zoning ordinance pertaining to the Conservation Commission duties and criteria for decision making.

### 6. ADJOURNMENT

*Gasses motioned to adjourn at 6:38 PM. Sorbello seconded. Vote: Unanimous*