



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, February 13, 2012
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Marcia Gasses, Lauren Jacoby, Ron Hebert, Kevin Perron

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Kevin McEneaney, Paul Demare, Shelby Brewer, Michael Brewer

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

1. APPROVAL OF THE PRIOR MINUTES

Gasses moved to approve the January 9, 2012 minutes as presented, Hebert seconded. Vote: Unanimous

2. OLD BUSINESS

- A. City of Dover Conditional Use Permit for Michael and Shelby Brewer (Agent: McEneaney Survey Associates) Assessor's Map 32, Lots 36-D & 36-E, zoned R-12, located on Fourth Street. Proposal is to place a single family dwelling and driveway within the 50-foot wetlands buffer. The applicant has submitted a revised plan that proposes a total buffer impact of 9,196 square feet. **Buffer impact of 7,423 square feet was endorsed by Conservation Commission on January 9, 2012.**

Kevin McEneaney was present to explain the proposal to place a single family dwelling and driveway within the 50-foot wetlands buffer. Total buffer impact is 9,196 square feet which includes 4,947 square feet of driveway and slope area, 1,132 square feet of house and garage impact, and 3,117 square feet of 15 foot building fill extension. There is another 6,516 square feet of landscape area between the fill and the 20-foot wetland buffer line that the applicant would like to remove existing vegetation and add new landscaping. The plan has been revised to show each of the buffer impacts. The square footage of impact was calculated assuming an average fill extending six feet from the house at a 3 to 1 slope. One benefit will be the removal of an extensive amount of invasive species. He reminded the Commission that they had revised the house location to decrease the buffer impact. He feels it should qualify as a lot of record and should not need a Conditional Use Permit, but the Planning Director did not agree. The lots are going to be combined, but he showed a plan of what two houses would look like on the lots.

Hebert asked about the driveway elevation and drainage.

McEneaney: The driveway will be elevated 1 ½ feet.

Gasses: I am concerned with landscaping and fertilizer and nitrogen use on the landscaping. What is the plan for landscaping?

Demare: The plan is mostly lawn area.

Gasses: What has been the applicant's experience with flooding on the site?

S. Brewer: There have been two floods where the water approached the house.

Hunt asked Bird for his comments.

Bird explained that he had been talking with McEneaney about how to develop recommended conditions of approval for the Planning Board. During those discussions it became apparent that the applicant was asking for more impact than the Conservation Commission had endorsed, so the applicant decided that they wanted to come back for further review. The Commission has to review the proposal in light of the wetland regulations, especially avoidance and minimization.



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Gasses: This is not a high quality area to redevelop. I would want to see more effort to reduce the lawn area.

S. Brewer: The lawn area behind the garage is most important to provide an area for the children to play in.

Gasses: I agree that removing invasive species is beneficial. Could it be replaced by native vegetation instead of lawn in some areas?

Hunt: I would recommend that the applicant prepare a landscaping plan so that we know what the landscaping will look like, with an eye towards reducing the lawn areas.

McEneaney: The applicant really can not wait another month to go to the Planning Board, where abutters have already been notified twice. Can the Commission conditionally endorse the plan and have Gasses make sure the final landscape plan is consistent with the desires of the Commission?

Hunt: Asked if Gasses was comfortable with that responsibility.

Gasses: I am as long as we can send the plan to members ahead of the Planning Board meeting and members can let me know if they have any concerns.

Bird: The Conservation Commission has previously required landscape plans for some projects along Spur Road where the applicants were looking for additions to existing homes. There is a UNH publication that recommends plants that are appropriate for shoreline areas.

Hunt reviewed the plan and pointed out areas where the landscaping could be native shoreline plantings instead of lawn. These areas include southeast and east of the house.

Gasses motioned to endorse the application, subject to the applicant preparing a landscaping plan that addresses the planting of native vegetation in the areas east and southeast of the house and the Planning Board will review and approve the landscaping plan. Hebert seconded. Vote: Unanimous.

Hunt: Bird will send the landscape plan to members when it is received in the Planning Office so members can review and if necessary, send any comments or concerns to Gasses.

3. NEW BUSINESS

None

4. REPORT FROM THE CHAIR

A. Discussion of house bills potentially impacting conservation commissions

Hunt received information from the NH Association of Conservation Commission web-site on the bills of concern. HB 1512 was withdrawn by the sponsor. HB 1515 and HB 1540 were both voted Inexpedient to Legislate by their committees. HB 1545 has yet to be voted on but it appears that it will suffer the same fate. HB 1586 only applies to towns and would not impact Dover. The bills that impact conservation commissions have not fared well in the state legislature. Hunt contacted Representative Hooper to let her know of the Commission's opposition to these bills and she agreed to support our position.



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5. OTHER BUSINESS

- A. Gasses will present the Low Impact Development PowerPoint at the Planning Board tomorrow night so members can watch it on television.

Hebert stepped down on the next agenda item.

- B. Update on Morrison Lane Conservation Easement Monitoring

Bird explained that he met with Don Keirstead of the Natural Resources Conservation Service, Ron Hebert and Bob Cannon of the Board of Directors, and Brian Stern of the Strafford County Conservation District on January 30, 2012. The meeting went well and there was agreement to pursue the technical assistance further. Keirstead walked the property and met with the Board of Directors, who agreed to pursue the grant opportunities.

Hebert rejoined the Commission.

Hunt welcomed Perron as the newest member.

6. ADJOURNMENT

Gasses motioned to adjourn at 6:25 PM. Hebert seconded. Vote: Unanimous