



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, December 12, 2011
Meeting Time: 5:30 pm

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

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: John Whitcomb, Tom Murphy, Kevin McEneaney

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

1. APPROVAL OF THE PRIOR MINUTES

Gasses moved to approve the November 14, 2011 minutes as presented, Quisumbing-King seconded. Vote: Unanimous

2. OLD BUSINESS

3. NEW BUSINESS

- A. NHDES Minimum Impact Expedited Permit for NH Department of Transportation (Agent: John Whitcomb – BL Companies), Assessor's Map 8, Lot 26, zoned R-20, located at Hilton Park on US Route 4/NH Route 16 for the Little Bay Bridge project.

John Whitcomb of BL Companies was present to explain the proposal, which is to impact 200± sq. ft. of shore land to construct a natural gas pipeline by means of a horizontal directional drill under Little Bay/Piscataqua River, as part of the Little Bay bridge project. The existing natural gas pipeline is on the bridge, but has to move. This location was the best of three alternatives studied. The drilling starts on the Newington side with a small drill bit under the river through the bedrock, exiting on the Dover side. The larger drill head is attached and the drill goes from Dover to Newington and at the same time pulling the steel pipe through the hole. The pipe goes about 30-feet below the river. Construction will take as little as 3 weeks or as much as 3 months.

Quisumbing-King asked how the area of impact was calculated.

Whitcomb: It is the area within the shoreland. It is a pit that is dug around the area that pipe comes up to contain the mud.

Calabro asked about how they detect gas leaks.

Murphy: The pressure in the pipeline is constantly monitored in the whole system.

Gasses motioned to endorse the application, Calabro seconded. Vote: Unanimous

The Chair signed five copies of the application so that it can be filed with the City Clerk.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, December 12, 2011
Meeting Time: 5:30 pm

- B. 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.

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 30,425 square feet. This was part of a three lot subdivision from 1979. A house was built on the lot closer to Fourth Street a few years ago. 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. He was not able to do the topography due to the heavy vegetation, including invasive species. The lot is in the floodplain and the house will need to be built up by 1 ½ feet. There will be no basement in the house.

Gasses said that this subdivision would not be approved under today's rules.

Hunt displayed a colored version of the plan that showed the buildable area and the amount of buffer impact proposed.

Gasses had concerns with the proposal but did not think that there was much we could do. She motioned to endorse the application with the understanding that the applicant is aware of the difficulties of developing the site and of the potential for flooding. There was no second.

Bird referred to Chapter 170-27.1 and reminded the Commission of the need to minimize the buffer impacts. Even if this was a lot of record, the Building Inspector would require the house be placed to minimize the impacts. He would like to see a grading plan or topography,

Gasses: What is the size of the house footprint?

McEneaney measured the house and garage on the plan. The main house is 47' x 40' (1,880 sq. ft), but there are numerous bump outs. The garage is 24' x 36' (864 sq. ft.).

Bird: If it is two stories, it is larger than 5,000 square feet, not including the 3 car garage.

There was a discussion of ways to redesign the house and garage to reduce the amount of buffer impact, including moving the house, reducing the footprint of the house, moving the driveway turnout, etc.

Hunt asked about their construction schedule.

McEneaney said it would be in the spring.

Gasses motioned to table the application, Quisumbing-King seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR

Hunt reminded the members about the joint meeting set for tomorrow night at the library and the City Council meeting on Wednesday night for the Forbes/Parks conservation easement purchase.



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, December 12, 2011
Meeting Time: 5:30 pm

5. OTHER BUSINESS

A. Update on Morrison Lane Conservation Easement Monitoring

Bird distributed to the Commission copies of an e-mail that he had received from the association regarding the new Board of Directors recently elected and their willingness to address the issues regarding the lack of a management plan and the encroachments. Bird indicated that he had visited the site earlier today with four members of the board and had walked around to view the recently located rear property corners. They were able to locate almost all of them.

B. Joint Meeting with Community Trail Committee and Open Lands Committee on December 13th.

Bird reported that he had contacted the Executive Director of the NH Association of Conservation Commissions to find out about purchasing copies of the Conservation Commission Handbook and about joining the NH Association of Conservation Commissions. The annual cost of joining would be \$860 and that if Dover joined, she would send us 10 free copies of the handbook, which cost \$30 each. Members were concerned about the total cost of membership versus the benefits. Bird will find out how the dues are calculated, probably based on population.

Bird agreed to scan the handbook so members could have access to it.

6. ADJOURNMENT

Quisumbing-King motioned to adjourn at 6:42 PM. Jacoby seconded. Vote: Unanimous