



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Council Conference Room - 288 Central Avenue Dover NH  
Meeting Date: Monday, November 14, 2011  
Meeting Time: 5:30 pm

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

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

**OTHERS PRESENT:** Mark McLeod, Michael O'Shea, Paul Connolly

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

### 1. APPROVAL OF THE PRIOR MINUTES

*Gasses moved to approve the October 11, 2011 minutes as presented, Quisumbing-King seconded. Vote: Unanimous*

*Gasses moved to approve the October 24, 2011 minutes as presented, Quisumbing-King seconded. Vote: Unanimous*

### 2. OLD BUSINESS

- A. 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.

*Gasses made a motion to remove the application from the table, Quisumbing-King seconded. Vote: Unanimous*

Hunt explained that the Planning Board held a site walk on Saturday, November 12, 2011.

Gasses asked if there were any changes to the plan.

McLeod responded that there were no substantial changes to the storm water design.

Gasses: I liked how the storm water is handled and how the site walk went.

Hunt: I also attended the site walk, which was helpful. There is a low impact on the groundwater.

Quisumbing-King asked for a quick summary since she was not at the October 11<sup>th</sup> meeting.

Mark McLeod of H.L. Turner Group explained 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.

Hunt asked about the impacts on the PSNH easement.

McLeod: We will be getting a letter of approval from PSNH.

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

### 3. NEW BUSINESS



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- A. City of Dover Conditional Use Permit for Dahn and Norma Tibbett (Agent: Paul Connolly Civilworks, Inc.) Assessor's Map N, Lot 13-B, zoned R-40, located on Gulf Road.

Paul Connolly of Civilworks was present to explain the proposal is to install a septic system 51 feet from a wetland, where 75 feet is required and construct a driveway within the 50-foot wetlands buffer. Total wetland buffer impact is 2,000 square feet. He gave a history of the property. The lot was expanded in 2011 to add an area where the septic system could be permitted. A side load garage is preferred for aesthetic and security reasons. House was moved forward to reduce the buffer impacts and a low retaining wall is proposed along the driveway. He described the erosion control measures being proposed.

Gasses: It is a lot of record and they have minimized the impacts.

Hunt confirmed that the remaining buffer will remain natural.

Bird recommended that wetland buffer signs be required along the wetlands buffer. Members discussed how this would be accomplished.

*Jacoby motioned to endorse the application with condition that wetland buffer signs be installed, Quisumbing-King seconded. Vote: Unanimous*

#### 4. REPORT FROM THE CHAIR

Hunt reported that he attended the NH Association of Conservation Commissions Annual Meeting last weekend. He attended some good workshops and site walks. He purchased a copy of the Conservation Commission Handbook and recommended that the Commission acquire copies of the handbook for members. Bird said that he would number the handbooks and assign them to members and the copies would be returned.

*Quisumbing-King motioned to purchase ten copies of the Handbook for NH Municipal Conservation Commissions from the Conservation Fund, Jacoby seconded. Vote: Unanimous*

Hunt asked the members about joining the NH Association of Conservation Commissions. After a discussion, Hunt said that he will get more information.

Hunt informed the members about a letter that he received from the NH Association of Natural Resource Scientists regarding joining as a group for \$20 a year. This would allow all commission members to attend their conferences at the members' rate.

*Gasses motioned to spend \$20 from the Conservation Fund for membership in the NH Association of Natural Resource Scientists, Quisumbing-King seconded. Vote: Unanimous*

#### 5. OTHER BUSINESS



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### A. Update on Morrison Lane Conservation Easement Monitoring

Bird informed the Commission that he had received a letter from Charlie Alty and the association regarding the management plan and informing us that they were having their annual meeting tonight. Progress is being made in getting a management plan completed.

### 6. ADJOURNMENT

*Gasses motioned to adjourn at 6:38 PM. Quisumbing-King seconded. Vote: Unanimous*