



**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, September 12, 2011  
Meeting Time: 5:30 pm

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

**STAFF PRESENT:** Steve Bird (City Planner), Christopher Parker (Planning Director), Michael Joyal (City Manager)

**OTHERS PRESENT:** Doug Larosa, Sean O'Connell, Charlie Reed, Chris Berry, Ray Bardwell, Dean Peschel, Rick Hebbard, Mary Hebbard, Joseph Klotz, Frieda Klotz

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

### 1. APPROVAL OF THE PRIOR MINUTES

*Jacoby moved to approve the August 8, 2011 minutes as presented, Hebert seconded. Vote: Unanimous*

### 2. OLD BUSINESS

- A. Discussion regarding FY2012 municipal budget and Conservation Fund – Christopher Parker, Director of Planning and Community Development

*Hebert motioned to remove this item from the table, Quisumbing-King seconded. Vote: Unanimous*

Chris Parker was present again to discuss the funding of a planning position and to report that he had met with the Open Lands Committee on August 11, 2011. The OLC voted to support the expenditure from the Conservation Fund as proposed. The 2<sup>nd</sup> and 3<sup>rd</sup> year pledges made previously will be combined (\$45,316) to be expended this year and the remaining \$29,684 will come from the revenue collected from the Current Use Penalty from April 1, 2012 to June 30, 2012, or from the Conservation Fund if there is a shortfall in revenue. Parker indicated that they will track the revenue and make a determination before the June Conservation Commission meeting if there will be a shortfall and how much they are short.

*Quisumbing-King motioned to approve the expenditure from the Conservation Fund equal to the FY 2012 amount and the FY 2013 amount or \$45,316 to support the City Planner position. Jacoby seconded. Vote: Unanimous*

*Jacoby motioned that if there is a shortfall in the revenue collected from the Current Use Penalty from April 1, 2012 to June 1, 2012, that is less than the required \$29,684, the Conservation Commission will entertain a proposal to make up the difference at its June 12, 2012 meeting. Quisumbing-King seconded. Vote: Unanimous*

### 3. NEW BUSINESS

- A. City of Dover Conditional Use Permit for Dover Point Road 252, LLC, (Agent: Trittech Engineering) Assessor's Map K, Lot 25, zoned B-3, located at 38 Dover Point Road. Proposal is to pave 2,282± square feet of an existing gravel parking lot within the 50-foot wetlands buffer.

Doug Larosa was present to explain the proposal to pave 2,282± square feet of an existing gravel parking lot within the 50-foot wetlands buffer. The project has been before the Technical Review



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Committee. This pavement will reduce the amount of sediment that gets into Varney Brook and improve overall water quality.

Quisumbing-King asked how a Cape Cod berm works and Larosa explained that is a paved curb used to channel storm water to the catch basin. Quisumbing-King asked why the gravel can not be kept. Larosa said that pavement is superior to gravel because sediment runs into the wetland now. He pointed out that there is a City sewer easement that runs through the area.

Hebert asked what was the closest point of pavement to Varney Brook? Larosa said that is was about 58 or 60 feet. Hebert confirmed that salt will be used on the parking lot.

Hunt asked what happens to the storm water when it reaches the catch basin. Larosa said that it goes into a catch basin with a hooded sump and then goes into an infiltration trench which is a perforated pipe in a bed of stone. The amount of water will be reduced in the 2 and 10-year storms but will increase in the 25-year storm.

Quisumbing-King asked about the benefits of the infiltration system. Larosa indicated that the benefits are an increase in groundwater recharge, a reduction in sediment into the wetland, and a reduction in the rate of flow.

Jacoby asked why permeable pavement could not be used for the pavement in the buffer. Larosa said that type of pavement is not good for areas with heavy truck traffic and not practical in only small areas.

Bird was asked to explain the four criteria from the zoning ordinance that applicants have to meet for a conditional use permit and he ran through them.

Hunt asked if the parking lot design could be changed to avoid the wetland buffer area. Larosa said that the parking lot layout efficiency would be impacted and it would not change the fact that the area would continue to be used for parking.

After additional discussion, the Chair asked for a motion.

*Hebert motioned to endorse the application. Quisumbing-King seconded. Vote: 3 in favor, 1 opposed (Hunt).*

- B. City of Dover Conditional Use Permit for Graystone Builders, Inc. (Agent: Chris Berry, Berry Surveying & Engineering) Assessor's Map E, Lot 50-4, zoned R-40, located at Pacific Drive.

Chris Berry was present to explain the proposal to fill and regrade within the 50-foot wetlands buffer and 20 % slope to allow for adequate grading around a residential structure. Total buffer impact is 2,200 square feet. The applicant purchased this lot from the original developer and found that the lot is difficult to build on due to the space needed for the septic system, well and house. They are proposing stone retaining walls in the front and rear of the lot to reduce the impact of fill slopes. In speaking with Bird, Berry is proposing revisions to reduce the impacts. The rear buffer impact will be eliminated for a reduction of 852 sq. ft. If the house was shifted to the left slightly, the buffer impact can be further reduced.



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Bird confirmed that the proposed house is smaller than the original house shown on the plans.

Quisumbing-King asked Berry to summarize the proposed plan revisions and the total impact. Berry estimated that the total wetland buffer impact would be 1,200 sq. ft. if he revised the plan as discussed.

Hebert wanted to see the lot before he votes.

Hunt explained that he had visited the lot and that it was challenging due to the location of wetlands. Hunt asked about the existing stonewalls on the lot. Berry indicated the applicant placed those stones along the wetland buffer setback line after the line was located by the surveyor.

Bird explained the buffer and conditional use permit process for the members.

*Hebert moved to endorse the revised plan subject to approval of the Planning Board, Jacoby seconded. Vote: Unanimous*

- C. NH Department of Environmental Services Dredge and Fill Permit for the City of Dover and Washington Street Mill LLC, Assessor's Map 23, Lots 13 & 14, zoned Central Business District, located at Henry Law Park and 1 Washington Street.

Ray Bardwell and Dean Peschel were present to explain the proposal to relocate the pedestrian bridge over the Cochecho River and construct bridge abutments and associated walkways and ramps. The total impact to the tidal buffer zone is 850 square feet. Peschel said that the pedestrian bridge is awaiting a new home. Bardwell is chair of a local committee working to save the bridge. Peschel explained the landing areas to be constructed on each side. Ramp will be ADA accessible. There will be no wetland impacts and the permit is needed due to the work within the tidal buffer zone.

Quisumbing-King asked about the age of the bridge and the length of the bridge. Peschel said that the bridge was built in 1996 and will have to be shortened to fit.

*Quisumbing-King moved to endorse the application, Hebert seconded. Vote: Unanimous*

- D. Adoption of Proposed Amendments to Rules of Procedure

Bird explained that the Legal Counsel was working to make sure that all committees and boards had standard components so there is some consistency. This includes items such as purpose, function, minutes, staffing, etc. The Conservation Commission just amended the rules in December of 2010, so the rules are mostly up to date. They are mostly formatting changes proposed for consistency.

Quisumbing-King found a couple of minor corrections.

*Quisumbing-King moved to approve the amendments as corrected, Jacoby seconded. Vote: Unanimous*

#### 4. REPORT FROM THE CHAIR



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- A. Invitation to attend September 13, 2011 Planning Board meeting to hear presentation from Strafford Regional Planning Commission on Fluvial Erosion Hazards

Hunt explained that representatives from the Strafford Regional Planning Commission will be making a presentation to the Planning Board on Fluvial Erosion Hazards tomorrow evening. You are invited to attend the meeting or at least watch it on channel 22.

- B. Letter from Town of Newington Board of Selectmen Regarding Nitrogen in Great Bay

Hunt explained that they have received a letter from Newington asking surrounding communities to take steps to decrease the impacts of nitrogen on Great Bay. Hunt said that he had seen an article in Fosters about this recently. Hunt read from the letter.

Members discussed what can be done about the issue.

### 5. OTHER BUSINESS

Hebert stepped down from the Commission.

- A. Update on Morrison Lane Conservation Easement Monitoring

Bird informed the Commission that he spoken on the phone with a property owner in the neighborhood who is a local attorney – Chris Wyskiel. He had been approached by the Association to look into the issues raised in the letter from the City. Bird indicated that he brought him up to speed on the issues and discussed steps that could be taken to resolve the issues.

Hebert rejoined the Commission.

- B. Easement Monitoring Report from Conservation Land Stewardship Program for City Parcel on Garrison Road (Map J, Lot 3)

Bird explained that he had looked into finding a survey of the property from the City Engineer's office but had no luck. He had also talked with Kevin McEneaney, a local surveyor about the property and he was very familiar with it as he hunts out there. He suggested that only a limited survey might be needed and that he would look to see what he might have. Bird sent him an e-mail last week but has not received a reply.

### 6. ADJOURNMENT

*Hebert motioned to adjourn at 7:12 PM. Quisumbing-King seconded. Vote: Unanimous*