



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, October 15, 2012
Meeting Time: 5:30 pm

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

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Mike Patenaude,

The meeting was convened by Chair Hunt at 5:40 PM.

1. APPROVAL OF THE PRIOR MINUTES

Gasses moved to approve the August 13, 2012 minutes, Quisumbing-King seconded. Vote: Unanimous

2. OLD BUSINESS- NONE

3. NEW BUSINESS

- A. City of Dover Conditional Use Permit and NHDES Wetlands Permit for River Valley Development Corp., (Agent: Chris Berry of Berry Surveying & Engineering), Assessor's Map N, Lot 8-A, zoned R-40, located at Gulf Road. Proposed work involves the installation of a private road for a major open space subdivision (20 lots) crossing a wetland and wetland buffer. Total disturbance is 6,430 sq. ft. for wetlands and 12,564 sq. ft. for wetlands buffer. In addition there are steep slope impacts in the Conservation District of 8,852 sq. ft.

Berry and Patenaude were present to give the Commission a presentation on the wetland and steep slope impacts associated with the proposed subdivision. The project was before the Technical Review Committee on August 9th and a site walk was held on October 13th. The wetland impacts equal 6,430 square feet due to road construction proposed and will require a major dredge and fill permit from the state. The road location was chosen due to safe sight distance considerations. We are using an existing driveway crossing in the middle of the parcel to reduce wetland impacts. Buffer impacts are equal to 12,564 square feet. Blue sections are 20% steep slope impacts which have been reduced from 8,852 square feet to 5,252 square feet. We are proposing low impact development designs to handle storm water. We are using a Redi-rock retaining wall (6 to 8 feet tall) to reduce wetland impacts. The culvert is designed for the 50 and 100 year storms. We are using a closed drainage system for the road drainage and are proposing a Stormtech storm water system.

Hebert: Is the water coming from the golf course?

Berry: Yes in the area near Gulf Road, but not the wetland further into the site.

Hunt: What is the cross hatched area on the map handed out at the site walk?

Berry: It is for proposed rain garden in a drainage easement. We will develop specific site development plans for two lots to demonstrate that houses will fit without additional impacts, in response to concerns raised at the site walk.



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Hunt reviewed the Conditional Use Permit process laid out in zoning and discussed the criteria. He explained that they make a recommendation to the Planning Board and NHDES.

Quisumbing-King: The criteria for demonstration of need are not clear to me.

Bird: There is a balance between the NHDOT and NHDES rules, sight distance and safety versus wetlands impacts.

Gasses: Are you confident that the lots can handle septic systems?

Berry: Yes, we have done many test pits and are not worried about being able to get septic approvals.

Gasses moved to endorse the Conditional Use Permit and NHDES Wetlands Permit as requested, with the provision that the two lot development plans be submitted, Hebert seconded.

Bird suggested adding a recommendation supporting the placement of wetland buffer signs as required by the ordinance.

Berry: We have no problem with that and have started putting silt fences along the wetlands buffer to keep construction out.

Gasses agreed to add two additional conditions that wetland buffer signs are installed as required by the ordinance and that silt fences are installed along the wetland buffer for lots #1 and #2. Hebert agreed to these conditions, as the second.

Vote on the amended motion: Unanimous

4. REPORT FROM THE CHAIR:

Hunt reminded the members that we will be having a joint meeting with the Open Lands Committee on Tuesday, November 13th. The normal 2nd Monday is Veteran's Day. We will meet with them after we take care of any new business. We will discuss the master plan recommendations.

5. OTHER BUSINESS

A. Letter from Barrington Conservation Commission Regarding Funding Request

Bird informed members that he had received an e-mail from John Wallace, Chair of the Barrington Conservation Commission requesting a contribution from Dover to help protect a parcel in Barrington. Dover had contributed funds to assist in the protection of the Tamposi parcel in 2001. In order to use Conservation Funds on a property outside of Dover, the City would have to pass a resolution adopting the provisions of RSA 36-A:4-a. The Open Lands Committee discussed the request at a meeting on



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October 11th and the consensus was that no funding could be recommended because the City has not adopted RSA 36-A:4-a and it is not clear what the cost/benefit is. Bird distributed copies of the RSA.

Gasses: We need to balance cost versus benefit for Dover.

Hunt: We need to have good reasons to support spending money in Barrington.

Bird: The OLC was concerned that this might not be the best time to ask the City Council for this type of request.

Calabro: What is the status of the Conservation Fund? We have to make sure there is enough money in there to pay for staff support.

Bird: I am not sure of the exact amount, but it is between \$300,000 and \$400,000.

Hunt: Let's have Bird contact Barrington and let them know that we do not have the authorization to contribute and that this is not the best time to bring such a resolution to the City Council, but things can change in the future.

Hebert stepped down on the next agenda item.

B. Discussion of Washington Highlands Easement Management Plan

Bird: We have not heard anything from the homeowners association since our last meeting, so there is nothing new to discuss.

Hebert rejoined the Commission.

6. ADJOURNMENT

Gasses motioned to adjourn at 7:10 PM. Jacoby seconded. Vote: Unanimous