



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 11, 2013
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Marcia Gasses (5:35 pm), Ron Hebert, Cora Quisumbing-King, Kevin Perron (5:38 pm), Kris Houle (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Ben Holmes, Michael Leo, Ray Konisky, Ray Grizzle, Zachary Taylor, Sarah Hourihane, Robert Hall, Lisa Hall, Carl Cressey

The meeting was convened by Chair Hunt at 5:32 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the January 14, 2013 minutes, Houle seconded. Vote: Unanimous

2. OLD BUSINESS

This item was taken up after agenda item 3-A

- A. City of Dover Conditional Use Permit and NHDES Expedited Review Wetlands Permit for Bennett Holmes of Rye Beach Landscaping (Owner: John Gesek), Assessor's Map L, Lot 30, zoned R-20, located at 127 Spur Road. Proposed work involves the installation of a retaining wall and patio in an existing crushed stone area in the Conservation District along the Bellamy River. Total area of disturbance is 600 sq. ft.

Gasses moved to remove the application from the table, Quisumbing-King seconded. Vote: Unanimous

Holmes was present and distributed copies of the revised plans showing the patio area in relation to the entire property, cross sections and product brochures.

Houle: Did the homeowner receive permits for the crushed stone patio?

Bird: I searched our database for any Conditional Use Permit for the property and could not find any. Holmes distributed copies of an e-mail from Eban Lewis of DES that says that crushed stone is considered to be an impervious surface.

Houle: How would drainage collected in the patio be handled?

Holmes: Could use permeable pavers. My idea is to tie it into the roof drain which is tied into the foundation drain.

Gasses: There would be no treatment for this water.

Hunt: Where is foundation drain?

Holmes: It is fairly close to the river.

Gasses: You are taking a less than ideal existing situation and making it worse.

Holmes: The owner is worried about floodwaters entering patio door, which the retaining wall would prevent.

Bird: One alternative would be to have the patio have some permeable function.

Gasses: It would be good to have some infiltration capability to handle the water.

Gasses: I am okay with wall providing that we are improving the environmental situation.



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Hebert: I am worried about the bathtub effect.

Holmes: We could install a drywell in a corner of the patio to infiltrate the water.

Gasses: Could foundation drain be tied into a drywell?

Holmes: I am not sure if it is an active foundation drain. I would be concerned about the capacity of the drywell to handle both.

Hunt: The area has a lot of clay.

Holmes: The owners would agree to install a drywall to solve the problem.

Houle: What erosion control measures would you use?

Holmes: We would use straw wattles.

Houle moved to endorse the Conditional Use Permit and NHDES Permit, with a condition that a drywell be added, Gasses seconded. Vote: Unanimous

Bird: The applicant should modify the plan to add the drywell and add specifications for size and submit those to the Planning Department for distribution to the Planning Board. Need the plans in the next four or five days.

3. NEW BUSINESS

- A. City of Dover Conditional Use Permit for Liberty Mutual Insurance Company (Agent: Michael Leo, Vanasse Hangen Brustlin, Inc.), Assessor's Map E, Lot 24, zoned ETP, located at 100 Liberty Way.

Michael Leo of VHB was present to explain the proposed 287 space parking lot that will require 11,764 sq. ft. of grading within wetlands buffer for fill extensions, drainage outfalls and pedestrian walkway and 19,887 sq. ft. of grading within 20% slopes. There is no wetland impact proposed. The plan has been before the Technical Review Committee on December 13, 2012. Most slopes were created when the heli-pad and driveway was built.

Quisumbing-King: What percent of the total wetland buffer is being impacted?

Leo: I have not calculated that number, but it appears to about 10 percent.

Gasses: It is good that you are using pervious pavement for the sidewalk.

Houle: Have you done test pits or borings?

Leo: We have done quite a few and it shows that there is 5 to 6 feet of soil over the bedrock.

Gasses: Are you increasing the post development runoff over the pre development runoff?

Leo: The flow is actually reducing for most of the storms.

Hunt: Could you walk us through the drainage plan?

Leo explained the design of the drainage system. There are three catch basins with hoods for pretreatment and an overflow basin.

Houle: Did you consider the use of bio-retention in the landscape areas?

Leo: We did look at it but the issue is the slope and higher bedrock.

Houle: Did you look at permeable pavement?

Leo: We did but the primary issue is ease of maintenance. Permeable pavement has had mixed results in our experience. This parking lot will be a high traffic area.

Houle: There is plenty of precedence for high traffic parking lots.



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Gasses: Will you need waiver from the Planning Board for not doing permeable pavement? Liberty Mutual has a good record of maintaining its facilities so they would be the perfect company for this.
Bird: They have applied for a waiver, and we had extensive discussion on the permeable pavement at TRC.

Gasses: Will the Planning Board do a site walk.

Bird: Probably not since this is an already disturbed area.

Houle: What are your erosion control measures? It might be wise to add wattles on the midpoint of the slopes.

Leo: I agree that would be a good idea.

Gasses: I would agree since we have had erosion issues on the previous project with silt running towards the river.

Gasses moved to endorse the Conditional Use Permit, Quisumbing-King seconded. Vote: 5 in favor, 1 opposed (Houle). Motion passes.

B. NHDES Expedited Review Wetlands Permit for NH Department of Fish & Game (Agent: Ray Konisky of The Nature Conservancy).

Ray Konisky and Ray Grizzle were present to explain the proposal to restore a degraded oyster reef in the Piscataqua River by using a barge to place seasoned clam shells on a 150 foot by 400 foot area of the river bed, approximately 310 feet off the shore, near Shore Drive. This is similar to other oyster bed restoration projects in other parts of Great Bay. This is the fifth year of going to conservation commissions in the region to get permission to do oyster restoration projects. We need to create a firm bottom for oysters to grow. The process has been working well so far. These areas are not open to harvesting, but are useful to filter and clean the water.

Hunt: Is the bed in the channel?

Grizzle: It is just at the edge of the channel, but it is 6 to 8 feet below the water at low tide.

Perron: Is the boat traffic a concern?

Grizzle: There is no problem as there is plenty of water depth.

Hunt: How long will it take to do the work?

Grizzle: 1 or 2 days

Konisky: Maybe longer but less than a week.

Gasses confirmed that there all the work will be in the river with no land impact.

Houle: Did you have to inspect for eelgrass?

Grizzle: Yes, we do a video inspection.

Quisumbing-King: When will you be doing this?

Konisky: The second week of June.

Hebert moved to endorse the NHDES Wetlands Permit, Quisumbing-King seconded. Vote: Unanimous

Bird: The Chair will be signing the applications after the meeting and I will take them to the City Clerk to get the process going.



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- C. NHDES Wetlands Permit for Kevin Clifford (Agent: Zachary Taylor – Riverside and Pickering Marine Contractors), Assessor’s Map 7, Lot 4, zoned R-20, located at 7 Boston Harbor Road.

Zach Taylor was present to discuss the proposal to conduct work adjacent to Little Bay in a tidal wetland to construct a 4 foot by 40 foot fixed pier, a 3 foot by 30 foot aluminum gangway and a 10 foot by 20 foot float located by two pilings. The pier is in the same location as a pier that previously existed. The total impact will be 160 sq. ft. permanent and 350 sq. ft. seasonal. Deck is yellow pine boards. The dock is similar in size to other docks in the area.

Hunt: Is this about the same size as what was there before?

Taylor: Yes, but there is not much left of the previous dock.

Members reviewed pictures of the previous dock.

Hebert: How many pilings are proposed?

Taylor: There are 6 pilings.

Bird explained that there is no Planning Board permit required. If the commission endorses the application, a letter will be prepared for the Chair to sign to send to DES. The endorsement will speed up the process.

Gasses moved to endorse the NHDES Wetlands Permit, Perron seconded. Vote: Unanimous

- D. NHDES Wetlands Permit for Patrick & Sarah Hourihane, Assessor’s Map L, Lot 34, zoned R-20, located at 135 Spur Road.

Sarah Hourihane was present to discuss the proposal to conduct work adjacent to the Bellamy River in a tidal wetland to construct a 4 foot by 50 foot fixed pier with 8 pilings, a 3 foot by 40 foot aluminum ramp and a 10 foot by 14 foot float. The total impact will be 200 sq. ft. permanent and 260 sq. ft. seasonal. We are working with our neighbors to file the applications and construct at the same time to reduce impacts.

Hunt: Will this allow you to access the river at all times?

Hourihane: Not at the low tide.

Quisumbing-King: What is a mat?

Hourihane: It is a mat that is placed over the eelgrass to prevent damage during construction.

Houle: So the work will be done from the land.

Hourihane: Yes the contractor will access the river from one location between our properties to reduce the impacts and will place the mats in one location.

Perron: Who is the contractor?

Hourihane: It is Ambrose out of the Lakes Region.

Gasses moved to endorse the NHDES Wetlands Permit, Hebert seconded. Vote: Unanimous



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- E. NHDES Wetlands Permit for Robert & Lisa Hall, Assessor's Map L, Lot 33, zoned R-20, located at 133 Spur Road.

Robert Hall was present to explain the proposal to conduct work adjacent to the Bellamy River in a tidal wetland to construct a 4 foot by 35 foot fixed pier, a 3 foot by 25 foot seasonal ramp and an 8 foot by 10 foot seasonal float. The total impact will be 140 sq. ft. permanent and 155 sq. ft. seasonal. The dock will give us access to the river for recreational purposes. There is nothing there now. The site is the shortest distance to the water. There are six pilings all together with a wooden dock.

Bird: Why is your ramp 15 feet shorter than the previous application?

Hall: Not sure but it is due to the land topography. Distance to mud flats is less for us.

Quisumbing-King moved to endorse the NHDES Wetlands Permit, Houle seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR

5. OTHER BUSINESS

- A. Update on Morrison Lane Conservation Easement Monitoring

Bird: Hunt has asked me to write a letter to the association to inquire about the status of the management plan.

Gasses: Don't forget about the plan reading workshop and another workshop that we received an e-mail about.

Bird: Don't forget that Alison Webb, the City's Human Resource Director will be taking photographs for ID's at the OLC meeting this Thursday at 5:00 or you can also contact her directly to make arrangements.

Quisumbing-King: Is next March when we talked about having a joint meeting with OLC?

Bird: Yes, depending on the load of business.

6. ADJOURNMENT

Quisumbing-King motioned to adjourn at 6:55 PM. Perron seconded. Vote: Unanimous