



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Tuesday, January 14, 2013
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Marcia Gasses, Lauren Jacoby, Ron Hebert, Cora Quisumbing-King, Kevin Perron, Kris Houle (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Ben Holmes

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

1. ANNUAL NOMINATIONS AND ELECTION OF OFFICERS FOR 2013

Hunt explained that the floor was open for nominations for the three officer positions.

Quisumbing-King nominated Hunt to serve as Chair, Hebert seconded. Vote: Unanimous

Jacoby nominated Gasses to serve as Vice Chair, Quisumbing-King seconded. Vote: Unanimous

Jacoby nominated Calabro to serve as Secretary, Gasses seconded. Vote: Unanimous

2. APPROVAL OF THE PRIOR MINUTES

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

3. OLD BUSINESS

Quisumbing-King: What happened to the project on Watson Road that we did a site walk on?

Bird: It has not been back to the Planning Board yet. They are looking at some redesign and buffer issues and negotiating with the neighbors. The City is encouraging connections to water and sewer.

4. NEW BUSINESS

- 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.

Ben Holmes of Rye Beach Landscaping was present to give the Commission a presentation on the impacts associated with the project. Owner is concerned that floodwaters would enter the patio doors in a flood.

Gasses: Where is the retaining wall going to be located?

Holmes: It will be in the existing crushed stone area, not out by the riverbank.

Gasses: Are you replacing a pervious surface with impervious patio blocks?

Holmes: We can use pervious pavers if that is required.



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Hebert: Where are the property lines on the plan?

Holmes: The retaining wall near the river is the property line.

Gasses: The plan doesn't show the entire lot, which would be helpful to understand the project.

Bird: The DES may consider the crushed stone area as impervious, but you should check with DES.

Hunt: How long ago was the crushed stone area put in?

Holmes: Maybe within the last five years.

Hunt: Would the crushed stone require permits?

Bird: Yes it would have required permits.

Gasses: The plan does not even show the entire house.

Hunt: Do we know if a permit was obtained.

Bird: I will look in our records to see if a CUP was issued.

Gasses: I feel like we need more information.

Houle: Can you explain the cross section and the elevations?

Holmes: The idea is to slope away from the house.

Gasses: What kind of footing is required for the retaining wall?

Holmes: The wall does not go below the frost line and is a monolithic pour of concrete with rebar.

Gasses: What is across the river from this?

Holmes: I am not sure.

The maps were unclear on the location relative to the property across the river.

Gasses: We need the impervious calculations.

Holmes: They were part of the DES permit.

Bird: The permit says that the existing impervious is 6,228 sq. ft., with 600 sq. ft. proposed, for a total of 30 percent impervious.

Hunt asked about the height of the retaining wall.

Holmes: From the lawn side the reveal will be 6 to 12 inches, but the wall is taller.

Bird: What is the construction schedule?

Holmes: We need to snow to be gone and the ground needs to be dry, so it may not be until April or May.

Bird: It seems that the members would like more detailed information including a plan of the entire lot and the house with the project area superimposed on it and a cross section of the retaining wall and house with the existing and proposed elevations.

Houle: I would like to see elevation information.

Bird: This project is on the January Planning Board agenda and abutters have been notified. If this board is not ready to make a recommendation the Planning Board will likely table the application until the February meeting. The DES permit has not been filed yet.

Gasses: It would be a good idea to wait until the Planning Board makes a decision prior to filing with the state.

Bird: If the Conservation Commission does not sign the DES application, it cannot be expedited.

Holmes: There is no disadvantage to waiting a month for my clients.

Hunt: Bird will work with the applicant to provide the information requested and look to see if any other applications have been filed for the property.

*Quisumbing-King moved to table the Conditional Use Permit and NHDES Permit until the February 11th meeting.
Perron seconded. Vote: Unanimous*



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5. REPORT FROM THE CHAIR

Hunt: We discussed the idea of obtaining photo ID's for members at the meeting last week.

Bird: Alison Webb, the City's Human Resource Director has agreed to prepare ID's for OLC and Conservation Commission members. She is planning to attend the next OLC meeting at 5:00 to take photographs before the meeting. You can also contact her directly to make arrangements.

Hunt: This would good for all members if you like to inspect the properties that are on our agendas.

6. OTHER BUSINESS

A. NHDES WETLANDS BUREAU NOTIFICATIONS

1. Wetland Routine Roadway and Railway Maintenance Activities Notification – Culvert Repair and Replacement in 5 Locations on Spaulding Turnpike by NHDOT
2. Utility Maintenance Notification Form – Routine Vegetation Management in Existing Right-of-Way by Public Service of NH

Bird explained the two notifications received. No action is required by the board.

B. Update on Morrison Lane Conservation Easement Monitoring

Bird explained that the Conservation Commission has received a letter from the Board of Directors informing them that Ron Hebert is no longer on the board. Bird has spoken with Chris Wyskiel, a unit owner, who told him that they are hiring Mark West to prepare a management plan for the open space parcel.

C. Joint Meeting with the OLC

Hunt: We had a good discussion with the OLC last week. We talked about having joint meetings a few times a year. The master plan has specific recommendations with action items for the Conservation Commission to be responsible for. In terms of easement monitoring, several members have volunteered to assist Bird and the OLC members.

Bird: We will develop an e-mail distribution list of volunteers to notify when an easement monitoring visit is planned. As long as 2 or 3 people can go it will happen. Bird will notify the owners and prepare the monitoring forms and maps for the visit.

7. ADJOURNMENT

Quisumbing-King motioned to adjourn at 6:48 PM. Gasses seconded. Vote: Unanimous