



**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, June 10, 2013  
Meeting Time: 5:30 pm

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

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

**OTHERS PRESENT:** Kevin McEneaney, Paul Connelly, Mary Hebbard, Rick Hebbard, Jeff Rowe

The meeting was convened by Chair Hunt at 5:33 PM.

M. Hebbard asked the Chair if the board would consider moving the rabbit issue up on the agenda. Hunt determined that there was no objection, so he allowed her to proceed.

M. Hebbard read from an e-mail that was sent to the City Manager in which it was requested that he ask Fish & Game to amend their letter to protect more than just abutters and that protected actions not be limited to farming.

Gasses: I have no problem with that.

Houle: I can see why Fish & Game would want to limit the scope of their release.

Hunt: How far afield do you go with the release?

R. Hebbard: The rabbits can only go west, due to the water bodies in the other directions.

M. Hebbard: We would appreciate the boards support on asking that the letter be amended.

Bird: The Conservation Commission already did what it was asked to do and that is to provide a recommendation to the City Manager.

Gasses: I would like to see the release be expanded to more than just abutters since the definition of abutters is so limited.

Bird: I think the Fish & Game letter is written the way it is on purpose and was likely the result of consultation with the Attorney General's Office.

There was a discussion about not limiting the release to just farming activities.

Bird: I don't think the board should spend too much time trying to wordsmith the issue because it is the City Manager's decision. As a matter of fact, the City Manager signed a letter this afternoon giving the Fish & Game permission to proceed.

Bird distributed copies of the letter dated June 10, 2013.

After some additional discussion it was decided to go ahead and make a recommendation to the City Manager on this issue.

Jacoby: I make a motion to ask the City Manager to expand the protection to more than just abutters and to clarify the question of not limiting the liability release to just farming.

Gasses: Seconded the motion.

Vote: Unanimous

### 1. APPROVAL OF THE PRIOR MEETING MINUTES

*Quisumbing-King moved to approve the May 13, 2013 minutes, Perron seconded. Vote: Unanimous*

### 2. OLD BUSINESS



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- A. City of Dover Conditional Use Permit for STF Development Corp. (Agent: Kevin McEneaney, McEneaney Survey Associates, Inc.), Assessor's Map 20, Lot 37, zoned RMU, located at 3-5 George Street.

McEneaney was present to explain the proposal, which is to build a 6-unit residential building and parking lot that will require 3,500 sq. ft. of grading within wetlands buffer for building, retaining wall, parking lot and pedestrian walkway and 4,500 sq. ft. of grading within 20% slopes.

Hunt: The project was at the Planning Board meeting on May 28<sup>th</sup> and a site walk was held on June 4<sup>th</sup>. Kris and I attended the site walk. We discussed possible modifications to the plan.

Houle: I requested that they provide pre and post drainage calculations.

McEneaney: We have not had time to make the changes on the plans yet or to do a drainage analysis, but we will.

Connelly: A significant amount of run-off comes from off-site and goes over the site into the wetlands. We will be reducing the run-off that will be going into the wetland.

Gasses: I didn't see any mention of wetlands or buffer impacts being discussed at the ZBA.

Connelly: We have added a rain garden near the south end of the building to capture the roof run-off and the water coming off the abutting the lot.

Hunt: With the rebuilding of Hanson Street, the drainage off the street will be reduced, but the construction schedule is not known.

Gasses: The building is in the wetlands buffer.

McEneaney: We can't reduce the parking and we have to ask for a waiver to the requirement for 3 spaces per unit.

Gasses: We need more information to make a decision. The ZBA didn't have all the information that they should have. I am not against infill but I want to know pre versus post flow. This is non-point source pollution that ends up in the river.

Hunt: I agree with those concerns.

Connelly: The runoff to the wetlands will be less, which is what the neighbors want. The regulations require a balance.

Houle: Have you done any test pits to find out what the soils are like so you can figure out how much infiltration is happening.

Connelly: Not yet.

Gasses: Not every place can be made dry. That is not the standard.

Houle: Our role is not to make everyone's basement dry.

Bird: Why can't there be a balance between reducing the runoff to the wetlands and directing more flow to the George Street storm water system? How is the drainage behind the retaining wall handled?



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Connelly: The wall will allow water to seep through or over.

Gasses: I am not so concerned with the impact on the steep slopes.

Houle: Have you considered underground retention under the parking lot as an option.

Connelly: Not really, it is not a cost effective option.

McEneaney: We are looking for a conditional recommendation to the Planning Board with the understanding that the final drainage design will be reviewed by the City Engineer.

Gasses: I would like to see the runoff not increase.

Houle: Are you providing any stabilization or erosion control on the downside of the retaining wall?

Connelly: No, the wall will meet existing grade.

Hunt: What additional information do we want to ask for?

Houle: I would like pre and post calculations as part of the drainage study, with sizing information for structures and the rain garden, measures for erosion control from Hanson Street and soil analysis.

Hebert: How much data is out there on how to build a rain garden and how much rain it can handle?

Houle: Yes the state has a manual that contains that information.

Bird: It appears that the board is struggling with coming up with a motion on how to proceed so I would like to suggest that we give the applicant one or two weeks to actually make the changes to the plan and prepare the drainage analysis and see if you would be willing to hold a special meeting prior to the Planning Board on June 25<sup>th</sup>.

Connelly: We can get most of that information in two weeks so that would work for us.

McEneaney: We could e-mail the information to members before the meeting.

Hunt confirmed that everyone except Hebert could attend a special meeting on June 24<sup>th</sup>.

Quisumbing-King motioned to table the discussion on this application until a special meeting on June 24<sup>th</sup> at 5:30.

Perron seconded.

So voted unanimously.

### 3. NEW BUSINESS NONE

### 4. REPORT FROM THE CHAIR

#### A. Review of Correspondence Received

Bird reported that John Gesek of 127 Spur Road and Gary Boukus of 139 Spur Road both received a letter from NHDES asking for additional information. For Boukus, DES did not like the use of an excavator.



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Bird stated that Robert Hall of 133 Spur Road, Sarah Hourihane of 135 Spur Road, and Liberty Mutual have received permits from DES.

Bird stated that he had received a postcard from Eric Masterson about a bird watching presentation.

B. Report on City Manager Letter to NH Fish & Game

This item was moved up in the agenda.

### 5. OTHER BUSINESS

#### A. DISCUSSION ON RECOMMENDATIONS FROM CONSERVATION AND OPEN SPACE CHAPTER

Bird: The master plan chapter contains these three recommendations that are the responsibility of the Conservation Commission. We wanted to discuss each and decide how they can be accomplished.

Hunt: Given the time, let's just discuss the first item tonight.

##### 1. Evaluate City-owned Tracts For Conservation Value and Permanent Protection

Bird distributed a sheet containing a list of city owned parcels that are vacant. He also had a map displaying these parcels. We could form a sub-committee to review the list.

Bird: I still need to review this list with Bill Boulanger to see if there are some parcels that he would want removed from the list.

Hunt confirmed that Jacoby, Quisumbing-King, Gasses and Houle volunteered to be the sub-committee to work with Bird on this project.

Hebert: Could we each get a copy of the map?

Bird: I will e-mail out the map to everyone.

Gasses: I will meet with Bird after he met with Boulanger to whittle down the list and then the entire group can meet.

##### 2. Raise Public Awareness of Accessible Conservation Lands

##### 3. Re-invigorate the Conservation Commission

### 6. ADJOURNMENT

*Perron motioned to adjourn at 7:15 PM. Gasses seconded. Vote: Unanimous*