



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Second Floor Conference Room - 288 Central Avenue Dover NH
Meeting Date: Monday, August 12, 2013
Meeting Time: 5:30 pm

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

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Paul Connolly, Chris Berry, Brian Creed, Dave Gridley, Mary Hebbard

The meeting was convened by Hunt at 5:35 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the July 8, 2013 minutes, Jacoby seconded. Vote: Unanimous

2. OLD BUSINESS:

- 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. Proposed 6-unit residential building and parking lot 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.

Paul Connolly of Civilworks was present to review the revised site plan and explain the drainage study. They changed the drop inlet to a leaching catch basin with an outfall to the City system. It takes the roof flow, and some of the parking lot and overland flow. Post runoff is slightly above the pre development numbers. This is a very conservative approach that does not give any credit for the infiltration in the basin. The flow onto the neighbors to the south is significantly reduced.

Gasses: I still have an issue with the post exceeding the pre. How does the basin function?

Connolly: It is a precast concrete structure that has holes that allow the water to leach out into a bed of stone.

Hunt: How much water is the basing capable of handling?

Connolly: Quite a bit of storage in the stone voids.

Hunt: Can you improve the results with a larger basin?

Connolly: Yes, but that is not necessary.

Gasses: I am concerned that the increase in flow will impact the Cochecho River incrementally. If the numbers in the study are rerun, I guess I would say that they have adequately addressed the storm water issues. However I am still concerned about the building being located in the wetland buffer.

Connolly: It is a manmade slope off of Hanson Street. We are taking steps to control erosion. It is a tiny, low value wetland in the backyards.

Gasses: They could reduce the wetlands buffer impact by shrinking the building.

After much discussion, Hunt asked if anyone would like to make a motion.

Gasses moved to recognize that the storm water is adequately addressed, to endorse the steep slope impacts, and that we still have reservations about the building in the wetlands buffer. Quisumbing-King seconded. Vote: Unanimous.



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3. NEW BUSINESS

- A. City of Dover Conditional Use Permit for STF Development, Owner: Taylor Family (Agent: Chris Berry, Berry Surveying & Engineering), Assessor's Map I, Lot 12, zoned R-20 & RM-SU, located at 72 Durham Road.

Chris Berry of Berry Surveying & Engineering was there to present the proposed 12-unit multi-family development with two buildings and 36-space parking lot that will require 11,394 sq. ft. of permanent impact and 1,000 sq. ft. of temporary impact within the 50-foot wetlands buffer for a driveway and retaining wall. This is near Dover High School and there is a house on the front of the parcel that will be converted to a duplex. No state permits are required and there are no wetland impacts. Wetlands were delineated this spring. The driveway passes through the buffer to access the developable portion to the rear. We anticipate that there will be a site walk. Abutters to the north in the Garrison, are concerned about drainage off their lot being blocked by the driveway. We created a swale north of the driveway to collect storm water and direct it to two culverts under the driveway. The sidewalk will be porous. The wetlands in the fields will not be mowed in the future. The temporary impacts will be at the ends of the culverts.

Gasses questioned what is allowed in the wetlands buffer.

Bird: I will get you the ordinance before the site walk.

Hunt: Are these condos and will there be a homeowner's association?

Berry: There will be an HOA.

Gasses: The wetlands buffer impact is required to success the developable land.

Bird explained that the project is on the August 27th Planning Board meeting agenda and there will likely be a site walk after that. The Conservation Commission will be invited.

Quisumbing-King moved to table the application so that a site walk could be held, Hebert seconded. Vote: Unanimous.

- B. City of Dover Conditional Use Permit for Richard Conley (Agent: Brian Creed, Zone 5, LLC), Assessor's Map N, Lot 8-3-2, zoned R-40, located at 24 Wisteria Drive.

Brian Creed was present to explain that the applicant had planted a 35-foot Norway Spruce tree within the 50-foot wetland buffer and proposes to install a 10 ft. by 24 ft. cobblestone pull-off area within the 50-foot wetlands buffer. It is a replacement tree to go where some white pines were blown down. The tree will help suck up the water before it gets to the river. The tree is surrounded by some stones to pick up the grade.

Gasses: I am concerned with the cobblestone in the buffer. Why can't it be moved? I have no issue with the tree.

Creed: The area is already gravel and it is just barely in the buffer. The area will be used to access the area below the retaining wall for maintenance.

Options for having the cobblestone area be as pervious as possible were discussed.

Gasses: Could you use grass pavers instead?



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Creed: It is an option but we would like to use cobblestones because they already line the road in front of the house.

Gasses made a motion to endorse the Conditional Use Permit application provided that the base around the cobblestones is pervious, Jacoby seconded. Vote: Unanimous

Mary Hebbard asked the Chair if she could speak now.

Hunt said he would allow it if the members agreed.

Gasses moved to allow Mrs. Hebbard to speak, Hebert seconded. Vote: Unanimous.

Hebbard: As you know we were very concerned with the release of the NE Cottontail rabbits on the City parcel. Heidi Holman of Fish & Game said the rabbits would not leave the property. We found out from Mr. Rowe that he saw a Fish & Game truck driving up the road with someone holding an antenna out the window. They were obviously looking for a lost rabbit. I thought that you should know that this happened and I hope that you are as concerned as we are. This is part of a larger issue related to Agenda 21. If the rabbits become an endangered species, we may be forced off our properties. This is all part of a bigger plan by the government to control us and take our property rights.

4. REPORT FROM THE CHAIR

A. Review of Correspondence Received

Hunt: We have been invited to sponsor an event related to the Climate Change Project. Bird described the project.

Members were supportive and decided to sponsor an event and settled on a date of September 16th.

Bird reported that the UNH Stormwater Center and the City received a permit from NHDES on July 15, 2013 for the Berry Brook restoration plan.

Bird stated that he had received invites from the Strafford Rivers Conservancy for their 6th annual celebration of conservation to be held on September 14, 2013 and from the Strafford County Conservation District for their annual meeting to be held on August 14th.

Bird: I just received an e-mail from resident Diana Carpinone about organic land management and the City's use of chemicals on sidewalks and roads, and the impacts on Great Bay. She also contacted City Councilors and the Open Lands Committee. I will try to find out if anyone in the City has replied to her.

5. OTHER BUSINESS

A. DISCUSSION ON RECOMMENDATIONS FROM CONSERVATION AND OPEN SPACE CHAPTER

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



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Bird: Gasses and I met on July 10th to review the parcels and removed some from the list. I have not had a chance to meet with Boulanger yet.

2. Raise Public Awareness of Accessible Conservation Lands
3. Re-invigorate the Conservation Commission

6. ADJOURNMENT

Gasses motioned to adjourn at 7:15 PM. Quisumbing-King seconded. Vote: Unanimous