



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, September 9, 2013
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Cora Quisumbing-King, Kevin Perron, Kris Houle, Michael Joyce (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry

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

Hunt welcomed Michael Joyce who was recently appointed as an alternate to the commission.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the August 12, 2013 minutes, Perron seconded. Vote: Unanimous

2. OLD 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.

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

Hunt: There was a site walk held on September 3, 2013 and many of the Conservation Commission members were in attendance. Are there any questions from members?

Houle: I have questions about the drainage analysis and the post development curve numbers, which are lower.

Berry: I met with the City Engineers this morning to review the plans and drainage. The site is unique and the fields will not be mowed in the future and allowed to grow up. We may need to plant some trees to reduce the run-off. We talked at the site walk about changing the pitch of the road to the south into a swale and rain garden which would reduce peak run-off.

Quisumbing-King: What types of trees grow in wetlands?

Berry: Primarily maples.

Houle: Where would the rain garden be located?

Berry: Along the swale parallel to the road.

Houle: Did you consider porous pavement for the road?

Berry: We did not because it is not economically feasible due to the required under drain. He explained the design of the rain garden.

Hunt: Will the location of the discharge be able to handle the flow?



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Berry: Yes it will. We added a second discharge point to the west to pick up the flow from the sump pumps.

Quisumbing-King: The abutter to the south had concerns about drainage also.

Berry: His house is up gradient of our site except for the back portion.

Houle: I would like to see the revised drainage study and a detailed landscaping plan since the drainage counts on the positive impact of planting more trees.

Quisumbing-King: What is the impact on animal diversity and how do we know if 11,000 square feet of impact is too much?

Berry: The impact of wetlands buffer is now about 12,000 square feet.

Bird: You can compare this impact against previous projects and look at the impact versus the size of the lot and the amount of buffer.

Joyce: Did you consider moving the road to the south?

Berry: We talked about it but the buffer impacts would increase quite a bit. We did not see the benefits of moving it.

Quisumbing-King: Who inspects the plan once it is complete?

Bird: Community Services has an engineering technician that does inspections all the way through the construction and before a certificate of occupancy is issued. The developer has to prepare an annual report on the maintenance of the storm water facilities and submit it to the City.

Houle: Is there any treatment proposed for the parking lot outlet to the north?

Berry: Not yet but we can look at it.

Joyce: Will you have to file a Notice of Intent permit with the EPA and prepare a SWPPP?

Berry: Yes we will do both. We are tonight for approval of the wetland buffer impacts.

Bird: The Conservation Commission is required to make a recommendation to the Planning Board on this application. It is okay to look at the drainage in terms of how it might change the buffer impacts, but you are not being asked to approve the drainage plan.

Berry: This board has endorsed plans previously without a final sign-off from the City Engineer. There are no wetland impacts here, only buffers.

Quisumbing-King: The clearer we are for the Planning Board in our recommendation, the better.

Joyce: I need to know what the landscaping plan is in case it might impact the wetlands buffer.

Perron: It is not our fault that the timing is such that the applicant has not prepared an updated plan for us to look at. Sometimes you cannot make a decision in a timely fashion.

Houle moved to postpone a vote until the applicant has provided a detailed landscaping plan and updated the drainage analysis, Joyce seconded.

Hunt: Any discussion on the motion?

Perron: Can we have a special meeting to discuss this once the information is provided to us?

There was a discussion on having a special meeting and when that might work given the Planning Board meeting on September 24th.

Vote on motion: Unanimous.

Perron moved to have a special meeting on Tuesday, September 17th at 5:30 PM, Quisumbing-King seconded. Vote: Unanimous.



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3. NEW BUSINESS

4. REPORT FROM THE CHAIR

A. Review of Correspondence Received

Hunt: I would like to announce that Lauren Jacoby has resigned from the commission. We will miss her contributions and thank her for her years of service.

Bird reported that Karl Leinsing of 77 Spur Road has received a permit from NHDES on August 12, 2013 for his dock on the Bellamy River.

Bird reported that Jean Reid of 298A Dover Point Road has received a Shoreland Impact Permit for the construction of a house. Not sure why it took two years for the permit to be issued.

Hunt summarized an e-mail we received from a citizen about pesticide use and the impact on Great Bay.

B. Climate Change Event Sponsored by Conservation Commission – Monday, September 16, 2013

Hunt: We are sponsoring an event related to the Climate Change Project at 6:00 PM on Monday, September 16th in the McConnell Center.

Bird described the project and asked for how many members would be able to attend. Members are encouraged to invite friends, family members and neighbors to attend this session of any of the future sessions.

Perron and Hunt indicated they will attend. Other members were encouraged to e-mail Casey Stein directly if they are attending.

C. Apple Harvest Day Booth Volunteers – Saturday, October 5th

Bird explained that the Open Lands Committee has had a booth during the event to promote land conservation and invited the Conservation Commission members to volunteer to man the booth during the day. If you want to volunteer please let me know.

Hunt, Perron and Joyce indicated they would volunteer. Bird will e-mail the sign-up sheet after a joint meeting between OLC and the Dover Trails Committee on September 23rd.

D. Disc Golf Course proposal for the Cassily property

Hunt: A group has proposed constructing a disc golf course on the Cassily property, which is owned by the City and has easement restrictions enforced by the State LCHIP. The proponents are presenting the concept to the joint meeting between OLC and the Dover Trails Committee on September 23rd.



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Bird: Conservation Commission members are invited to attend this meeting or we can ask them to attend the October 15th meeting. We may want to have a neighborhood meeting and invite Dover Baseball.

Some members may attend the joint meeting.

5. OTHER BUSINESS

A. DISCUSSION ON RECOMMENDATIONS FROM CONSERVATION AND OPEN SPACE CHAPTER

1. Evaluate City-owned Tracts For Conservation Value and Permanent Protection
2. Raise Public Awareness of Accessible Conservation Lands
3. Re-invigorate the Conservation Commission

B. DISCUSSION ON PLAN REVIEW

Houle led a general discussion on things to look for when reviewing a development plan and a drainage study.

6. ADJOURNMENT

Quisumbing-King motioned to adjourn at 7:35 PM. Perron seconded. Vote: Unanimous