



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, April 14, 2014
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Cora Quisumbing-King, Kris Houle, Kevin Perron (5:40 PM), Richard Erickson, Michael Joyce, Nicole Andrews (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Allen Folsom, Chris Berg, Chris Berry, others

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

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the March 10, 2014 minutes, Joyce seconded. Vote: Unanimous

2. OLD BUSINESS

Perron arrived at meeting.

- A. Discussion regarding disc golf proposal for Cassily property, Assessor's Map 34, Lots 20B & 21.

Hunt asked Bird to update members on anything that has happened since the previous meeting.

Bird: Dennis Grzywacz, of the disc golf club, is working on the revised concept plan but could not attend the meeting tonight. He offered to walk the property with members to review hole locations prior to the May meeting.

It was decided that the members would request a site walk on Tuesday, May 6th at 6:00 PM. Bird to contact Grzywacz.

3. NEW BUSINESS

- A. NHDES Wetlands Permit for Michael & Jennifer Novelli (Agent: Riverside and Pickering Marine Contractors), Assessor's Map L, Lot 39, zoned R-20, located at 145 Spur Road.

Allen Folsom was present to discuss the proposal to conduct work adjacent to the Bellamy River in a tidal wetland to remove an existing dock (378 sq. ft.) and to construct a new fixed pier (168 sq. ft.), gangway (90 sq. ft.), landing float (60 sq. ft.) and float (200 sq. ft.) in a new location. Owner had received approval for a Permit by Notification for dock repairs, but decided they want an expanded dock. The neighbor was not willing to allow dock within 20 foot setback. This dock will have pressure treated yellow pine for dock and fixed pier.

Houle confirmed that it will be installed by barge.

Folsom said that the existing dock will be removed from the property, most likely by barge.

There was a discussion about potential conditions of approval.

Perron: Is existing dock functional?

Folsom: Yes it is used but it is old and in need of repair. 20 years is the useful life of a wooden dock.



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Houle made a motion to endorse the NHDES Wetlands Permit application with the condition that the installation and demolition take place via a barge and that all demolition debris be removed off site, Joyce seconded. Vote: Unanimous

- B. NHDES Permit for Allen Williams (Agent: Riverside and Pickering Marine Contractors), Assessor's Map M, Lot 95-D, zoned R-40, located at 122 Dover Neck Road.

Folsom was present to discuss the proposal to conduct work adjacent to the Piscataqua River in a tidal wetland to construct a new fixed pier (360 sq. ft.), gangway (120 sq. ft.), and float (200 sq. ft.). Intent is to construct by barge and the existing float and piles will be removed by barge. The proposed dock is not as long as adjacent docks. We have received approval from Ports and Harbors.

Houle: Is there salt marsh near existing dock? Would using existing location result in less impact to the salt marsh?

Folsom: We did not map the salt marsh in that area so I don't know the answer. Zach Taylor was trying to get to the meeting but he is not here yet. The existing float has been abandoned for a while.

Joyce: Will the existing stairs and platform be removed?

Folsom: Not that I know of. Why disturb the land if not necessary?

Houle: That would leave two access points.

Quisumbing-King made a motion to put this item on hold so that Folsom can try to contact Taylor so we can move onto the next application, Houle seconded. Vote: Unanimous

For the next agenda item Chair Hunt stepped down as an abutter and Houle assumed the Chair.

- C. City of Dover Conditional Use Permit for Christopher Berg, Owner: Graystone Builders, Inc., Assessor's Map M, Lot 105-2, zoned R-40, located at 321 Back Road.

Chris Berg was present to discuss the proposal to construct a house and driveway on a vacant lot. The proposed work would impact 800 sq. ft. within the 50-foot wetlands buffer. Retaining wall would be three feet tall. The field is hayed regularly and has no wetland plants. The wetland has a low habitat value. I am proposing a rain garden at the toe of the slope.

Andrews: What are the dimensions of the rain garden?

Berg: Rain garden is 4 feet by 40 feet.

Joyce confirmed that there is no wetland impact.

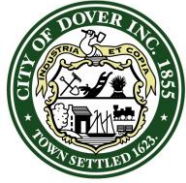
Berg confirmed that the proposed slope of the grading is 5:1 for option 2 and 3:1 for option 1.

Houle: Will the rain garden handle the run-off from the driveway and house?

Berg: I am proposing to run ½ of the roof runoff to the rain garden.

Chris Berry: I was involved in the layout of the house for the builder. Without the rain garden, all the runoff would end up in the wetlands. One improvement would be to extend the rain garden to catch more of the driveway runoff.

Andrews confirmed that the applicant was still proposing to use rain barrels at corner of garage to water the plants.



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Bird: The notice given to abutters and the agenda understated the area of impact by 9 times due to confusion over square feet versus square yards. This could potentially delay approval by Planning Board.

Joyce made a motion to endorse the City of Dover Conditional Use Permit with the condition that the rain garden be extended ten feet to the east for a total buffer impact of approximately 850 square feet, Quisumbing-King seconded. Vote: Unanimous

Hunt returned to the board and resumed the Chair.

Folsom was still present so the Commission went back to agenda item 3-B.

Folsom: I was able to speak with Zach Taylor to try to get answers to your questions. If we were to use the existing location, it would require a longer dock system to reach the same area. DES wants the shortest dock possible to reduce impacts. The wooden stairs are built into the bank.

Houle: We don't know the difference in salt marsh impacts between these two alternatives. I am concerned with leaving the two access points.

Folsom: The proposed pier would be the least impacting alternative.

Hunt confirmed that most members would like to visit the site prior to making a decision.

Folsom: That is not a problem. I will check with Taylor and the owner.

Joyce: Leaving the stairs would make a weak spot in the riverbank.

Quisumbing-King made a motion to postpone this application until May 12, 2014, Perron seconded. Vote: Unanimous

- D. Preliminary Discussion with Chris Berry and River Valley Development Corp. regarding a proposal to build an office building with 10 residential units on a vacant lot off Central Avenue, owned by Horizon Trust of NH, Assessor's Map 38, Lot 9-A-2. Parking, drive aisles and drainage improvements are within the 50-foot wetlands buffer.

Chris Berry was present to explain the preliminary proposal. It is a 3,000 to 4,000 square foot building on existing lot behind Black Dog Carwash. We received a variance to reduce the front setback to 25 feet to allow the building to be moved away from the wetlands. We will do a functions and values study of the wetlands. Drainage would be underground systems. We have a proposed parking space easement from Dover Bowl.

Hunt confirmed that there was only a small area of pavement on the lot now.

Houle: Would that allow some on-site parking to be removed?

Berry: That depends on the parking requirements.

Joyce: Does the wetlands drain towards the Dover Bowl parking lot?

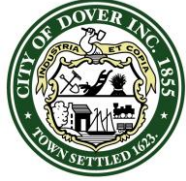
Berry: Yes it enters culverts that run under the lot.

Houle: This may be in the Berry Brook watershed so I would be concerned with potential impacts.

Berry: We can take a look at the entire watershed.

Bird: This may be in the groundwater protection district for the Smith well.

Houle: I would encourage the use of green infrastructure practices.



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4. REPORT FROM THE CHAIR

- A. Update on Proposal from Tender Crop Farm (Owner of Tuttle Farm) for Conversion of Forest to Farmland

Bird reviewed a proposal by the owners for converting up to 50 acres of forest to active farmland consisting of crops, fruit orchards and cattle grazing. Bird, Tyler Matteson and Anna Boudreau attended a meeting on March 19th with all the state and federal resource agencies to discuss the proposal. The Forestry Management Plan will have to be reviewed and approved by the Conservation Commission. They are having a wetlands delineation done to get more accurate information. They have stated that their goal is to do the timber harvest so that no additional permitting is required.

- B. Update on Planning Board Meet and Greet Meeting held on 4/8/14

Hunt: Cora and Kris attended the meeting with me. It was a good chance to meet with other volunteers from other boards. City Attorney gave an update on right to know issues.
Quisumbing-King: Will the City Attorney be visiting us in the future?
Hunt: We could invite him.

- C. Discussion on Scheduling Joint Meeting with Dover Open Lands Committee

Bird: This month did not work out, but I will coordinate with the two chairs to set it up.

- D. Discussion on Easement Monitoring Visit for Washington Highlands/Morrison Lane

Bird: We talked about doing another easement monitoring visit when the snow melts, which would good for members that have not walked the property. The last visit was 5/5/11 so we are overdue. It would good to have the plan before that. We can finalize a date at the May meeting.
Hunt: We should reach out to your contact person to find out where the management plan is now.

5. OTHER BUSINESS

Bird passed around membership information for the Strafford Rivers Conservancy.

Houle noted that their parking passes were expiring in June. Bird will take care of that.

Houle asked about the Resilient NH Coasts application. Bird confirmed that it was successful and it would start in the fall.

Quisumbing-King asked if Bird could make sure that applicants bring in enough copies for all members to have.

6. ADJOURNMENT

Quisumbing-King motioned to adjourn at 7:20 PM. Perron seconded. Vote: Unanimous