

**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Second Floor Conference Room, City Hall, 288 Central Avenue  
Meeting Date: Monday, September 8, 2014  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Marcia Gasses (Vice Chair), Cora Quisumbing-King, Kevin Perron, Richard Erickson, Kristopher Houle, Nicole Andrews (Alternate), Isaac Epstein (Alternate)

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

**OTHERS PRESENT:** Scott Hogan, Adam Fogg, Robbie Woodburn, Chris Albert, Mark Phillips, Zachary Taylor, Dan Olone, Ron Hebert, others

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

Hunt welcomed new alternate member Isaac Epstein. For tonight's meeting, Andrews will be sitting in for Joyce, who is absent.

### 1. APPROVAL OF THE PRIOR MEETING MINUTES

*Erickson moved to approve the August 25, 2014 minutes, Quisumbong-King seconded. Vote: Unanimous*

### 2. OLD BUSINESS

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Adam, Jade and Cheryl Fogg, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road. Proposal is to replace an existing house and garage with a new house and garage in a single structure, within the Conservation District adjacent to the tidal Bellamy River. The total permanent impact is 3,900 square feet.

Attorney Scott Hogan was present to update the commission on the landscape plan that has been prepared since the last meeting. They have a landscaping plan prepared by Robbie Woodburn. We have obtained the DES Shoreland Permit.

Woodburn reviewed the landscape plan, which was distributed. They are using a field meadow mix in the area where the garage is being removed and planting an evergreen buffer. A pine tree and spruce tree near the house are being removed. A rain garden and permeable driveway are proposed.

Houle confirmed that the rain garden will catch the roof run-off.

Hunt confirmed that the roots will be left intact for the trees to be removed.

Houle confirmed that the drainage plan will be updated to reflect the changes required by the landscape plan.

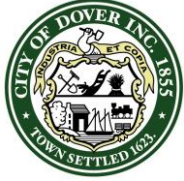
Bird confirmed that a wetlands permit is still pending.

*Erickson made a motion to endorse the application with the condition that the landscape plan dated 8/27/14 as prepared by Woodburn & Company be included, Quisumbong-King seconded. Vote: Unanimous.*

- B. City of Dover Conditional Use Permit for the Storage Barn, LLC (Owner: Jeff and Diane Weeden), Assessor's Map D, Lots 15 & 16, zoned B-4, located at 389 Sixth Street. Proposal is to build self storage warehouse units, parking lots and site grading that will impact the 50-foot wetlands buffer.

Chris Albert of Jones and Beach Engineering was present to explain the proposal to build self storage warehouse units, parking lots and drainage structures that will impact the 50-foot wetlands buffer.

The plan has been revised to reduce the buffer impacts from 88,789 sq. ft. to 7,300 sq. ft. We had a



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site walk with the Planning Board. We added porous pavement for part of the parking and drive aisles, shifted the driveway to avoid buffer impacts, and shrunk the detention ponds.

Houle asked about the extent of porous pavement.

Albert: We put porous pavement in the areas closer to the wetlands.

Phillips explained that the pavement will get lots of south facing sun.

Houle asked about the winter maintenance plan.

Albert: We will have a storm water maintenance plan.

Houle: I would advise against applying sand to the entire parking area.

Albert: The plan set has been sent to DES for the Alteration of Terrain Permit.

Houle confirmed that the drainage study shows no net increase in run-off.

Houle asked about erosion control plan.

Albert: We will have to prepare a SWMPP plan for the Planning Board and file an EPA Notice of Intent.

Houle: Where will the staging and stockpile areas be located?

Albert: The project will be done in stages so the areas will be moved as we go.

Gasses: I would put the silt fence or erosion control as close to work area as possible.

*Gasses made a motion to endorse the application with the condition that the erosion control be placed as close to the work area as possible, Perron seconded. Vote: Unanimous.*

### 3. NEW BUSINESS

- A. NHDES Wetlands Permit for Patrice Foster (Agent: Riverside & Pickering Marine Contractors), Assessor's Map L, Lot 89-B, zoned R-20, located at 192 Dover Point Road. Proposal is to conduct work adjacent to the Piscataqua River in a tidal wetland to replace an existing dock with a new gangway (105 sq. ft.), landing float (60 sq. ft.), main float (496 sq. ft.), and 3 finger floats (288 sq. ft.).

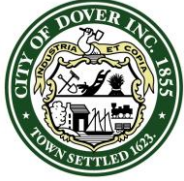
Zach Taylor was present to explain the proposal to expand the existing dock. We are going from 1 slip to 6 slips. The property is in the process of being subdivided and two lots will have frontage on the river. One is the open space lot.

Houle confirmed that the dock is removed in the winter.

Taylor: There will be no additional docks on the property. There will less impact by using the existing pier. We are proposing a deed restriction that this would be the only dock allowed since we are using the entire frontage to calculate the number of slips.

Bird explained that the subdivision has been conditionally approved by the Planning Board.

*Houle made a motion to endorse the application with the condition that the deed restriction be put in place to limit the dock to the existing fixed pier on the future open space lot and no additional permanent dock structure be allowed on the future lot (89-B-4), Erickson seconded. Vote: Unanimous.*



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- B. City of Dover Conditional Use Permit for Changing Places, LLC (Owner: Jeffrey & Darlene White), Assessor's Map F, Lot 15, zoned R-40, located at Emerald Lane. Proposal is to build a subdivision road and associated utilities that will impact 7,000 sq. ft. of the 50-foot wetlands buffer.

Hunt announced that the applicant has requested that this item be postponed until the October meeting.

- C. 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.

Hunt announced that the applicant has requested that this item be postponed until the October meeting.

- D. Preliminary Discussion with Chris Berry and STF Development Corp. regarding a proposal to build a single family house on a vacant lot on Tolend Road, owned by Debra Shevelin, Assessor's Map C, Lot 39-B. Driveway is within the 50-foot wetlands buffer and septic system is within 75-foot wetlands buffer.

Dan Olone of Berry Surveying explained that this is a vacant lot of record that can't be built on without relief from the wetland setbacks for the driveway and septic system. We are proposing a 4 bedroom house with a garage and using the existing driveway cut. A rain garden is proposed for driveway run-off and roof infiltration.

Bird explained that the wetlands ordinance provided for the placement of a house of a lot of record without needing a CUP but does not have the same allowance for other impacts such as driveways and septic systems. There is no way to comply with the 75 foot septic system buffer.

Gasses: That is an awful lot of driveway. I would move the house to the north to reduce the driveway.

Houle: You could put the driveway directly opposite the garage and remove the existing driveway to lessen impacts. It would be a lot less pavement. You should also consider an innovative septic system.

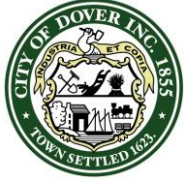
Gasses: Make sure to show any decks of patios that would impact the wetlands buffer on the plan.

#### 4. REPORT FROM THE CHAIR

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

Bird explained that he drafted a letter to the HOA after consulting with the City Attorney that was mailed on July 1<sup>st</sup>. No response has been received as of this date and the 60 days have passed.

The members discussed what to do now. The consensus was to confer with the City Attorney to discuss what actions to take now.



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### B. Discussion on Membership in the NH Association of Conservation Commissions

Hunt stated that the dues for 2014 would be \$870 and the funding is in the Planning Department budget. The Executive Director Nik Coates was here on August 11<sup>th</sup>. We should see if the dues can be prorated to take us to April of 2015.

Bird: With the city's fiscal year starting in July we are on a different cycle and can't spend funds until July 1<sup>st</sup>. I can check with him to make sure that is not an issue. Membership allows for reduced conference fees and I would encourage all members to attend their annual conference.

*Quisumbing-King made a motion to become members of the NH Association of Conservation Commissions, Gasses seconded. Vote: Unanimous.*

### C. Review of Correspondence Received From NH Department of Environmental Services

Bird reviewed the following letters from DES Wetlands Bureau:

1. Request for more information – DR Lemieux Builders – Spur Road dock
2. Approved application for house – DR Lemieux Builders – Spur Road
3. Request for more information – Michael McDonough 29 Boston Harbor Road
4. Approved application – Novelli, Spur Road
5. Approved application – McCooley Drady, 9 Wentworth Terrace
6. Approved application – Williams, Dover Neck Road
7. Approved application – Dion, 3 Earle Street
8. Request by City of Dover to amend wetlands permit for Tolend Rd. & Watson Road project

## 5. OTHER BUSINESS

Bird asked for a vote to approve an expenditure from the Conservation Fund for \$520 to pay Sherwood Landscaping Co. for the bush mowing of the Cassily fields, which is done twice a year.

*Gasses made a motion to approve an expenditure from the Conservation Fund in the amount of \$520 for Sherwood Landscaping, Co., Andrews seconded. Vote: Unanimous.*

Andrews asked about the status of the disc golf proposal for the Cassily property.

Bird: I received an e-mail from Dennis since the last meeting and he has not given up on the idea but he is busy working to construct a disc golf course in Rochester. He may be back in the future.

A brief history of the proposal was provided.

Hunt reminded members that the October meeting would be on a Tuesday due to the holiday and he will be away so Gasses will be the chair.

Gasses: It is exciting to have so many new members that are not retired and with such expertise.

## 6. ADJOURNMENT

*Quisumbing-King motioned to adjourn at 7:12 PM. Perron seconded. Vote: Unanimous*