

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, February 9, 2015
Meeting Time: 5:30 pm

MEMBERS PRESENT: Marcia Gasses (Vice Chair), Kevin Perron, Kristopher Houle (5:38), Cora Quisumbing-King, Tristan Donovan (Alternate), Isaac Epstein (Alternate)

STAFF PRESENT: Steve Bird (City Planner); Christopher Parker (Assistant City Manager)

OTHERS PRESENT: Gary Bannon, Alan Folsom, Kevin McEaney, Jonathan Ring, Sydney Nick

The meeting was convened by Gasses at 5:32 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Epstein moved to approve the January 12, 2015 minutes, Perron seconded. Vote: Unanimous.

2. OLD BUSINESS:

- A. Discussion regarding FY2015 municipal budget and Conservation Fund – Christopher Parker, Assistant City Manager: Director of Planning and Strategic Initiatives

Parker: I am here to update you on the status of the current use penalty fund revenue for this fiscal year. The revenue is running about \$45,000 short of the \$75,000 figure that goes to the general fund to help pay for a City Planner position. We have until June, but I wanted to let you know that I may be back in June to request that the Conservation Commission agree to make up any shortfall amount from the Conservation Fund. We are coming into the time of year when land might come out of current use. It will only take about 4 lots to make up the shortfall.

3. NEW BUSINESS

- A. NHDES Wetlands Permit for the City of Dover, Assessor's Map 22, Lot 1, zoned CWD, located at 31 River Street. Proposal is to install a dock, ramp and float adjacent to the tidal Cochecho River, with a permanent impact of 600 square feet and temporary impact of 1,200 square feet.

Gary Bannon was present to explain the plans.

Bannon: Part of the waterfront development will be a public park which will include a public boat dock. The UNH crew teams and the Great Bay Rowing Club are using the butler building on the site for boat storage and are carrying the boats down to the river. This dock will be temporary and be located just downstream of the sheet piling. The dock will be floating at all times. The final location could move pending the design of the waterfront development.

Gasses: What kind of dock is proposed?

Bannon: These are interlocking docks made of plastic.

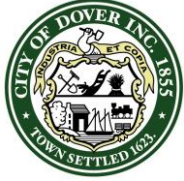
Houle confirmed that there are no pilings proposed.

Bannon: The dock may be anchored to the bottom. The dock will be part of the public park in the area.

Gasses confirmed that the public will be able to use the docks for canoe and kayak access.

Houle: Is this the whole package of information? I would be looking for information on how the dock will tie into the bank and be anchored to the

Gasses: This is a great project for Dover.



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, February 9, 2015
Meeting Time: 5:30 pm

Houle made a motion to endorse the application, with a request that additional information on the float and anchoring system be added to wetlands permit application, Quisumbing-King seconded. Vote: Unanimous.

- B. NHDES Permit for Robert Boucher (Agent: Riverside and Pickering Marine Contractors), Assessor's Map M, Lot 76-9, zoned R-40, located at 54 Waterloo Circle.

Alan Folsom was present to explain the proposal to conduct work adjacent to the Piscataqua River in a tidal wetland to construct wooden steps (148 sq. ft.), a fixed pier (180 sq. ft.), gangway (120 sq. ft.), and floats (344 sq. ft.). There is ledge bedrock along the shore. We looked at alternative locations and designs in the north end of the property, but it is 4 feet further out, with a foot less water and larger.

Gasses: How will you get access over the bank?

Folsom: There will be steps down the bank that will tie into the fixed pier.

Epstein: It looks like there is a smaller dock to the south.

Folsom: Yes, but we can't reach the required water depth. We have received approval from the harbor master.

Bird confirmed that the pilings will be installed by barge.

Houle: How will the steps be installed?

Folsom: They will be installed by barge.

Houle made a motion to endorse the application with the provision that erosion and sediment control measures will be used during the stair construction, Donovan seconded. Vote: Unanimous.

- C. Amended NHDES Wetlands Permit and City of Dover Conditional Use Permit for McEneaney Survey Associates, Inc. (Owners: Louise Kelley Life Estate, Elbert Kelley Jr., Kevin Kelley, & Jerry Kelley), Assessor's Map 8, Lot 46, zoned R-20, located at 31 Wentworth Terrace.

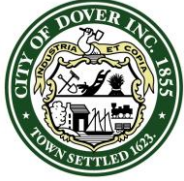
Kevin McEneaney was present to explain the proposal to amend a permit to increase the size of a new garage from 360 sq. ft. to 432 sq. ft. within the Conservation District adjacent to the tidal Piscataqua River. The project was before the Conservation Commission on March 10, 2014 for a seawall reconstruction and garage replacement. The owner now wants a 24' deep garage instead of the 18' approved. The addition will be no closer to the shore. There will be a decrease in the overall impervious surface from the existing conditions and since the garage expansion is in an area that was going to driveway, there is only 5 square feet more impervious from the plan approved last year.

Gasses: has any of the work been done yet?

McEneaney: Nothing has been done yet. All other work is unchanged from what was approved last year. The conditions from last year have been incorporated into the plan. DES will issue an amended permit.

Houle confirmed that the site of the old garage will be loamed and seeded.

Donovan made a motion to endorse the application as the applicant has complied with the previous conditions and the increase in impervious is only five square feet, Epstein seconded. Vote: Unanimous.



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, February 9, 2015
Meeting Time: 5:30 pm

- D. City of Dover Conditional Use Permit for Bradford Dawn Real Estate, LLC, (Owner: Mark Phillips), Assessor's Map D, Lot 16-F, zoned B-4, located at 383 Sixth Street.

Jon Ring was present to explain the proposal to build a restaurant and office building, parking lots, drainage and site grading that will impact the 50-foot wetlands buffer (1,600 sq. ft. - temporary) and Conservation District around pond (1,900 sq. ft.). There will be a porous sidewalk and patio in front. We had one TRC meeting already. The area is mowed twice a year. Drainage will be handled by a rain garden. After the retaining wall is constructed the wetland buffer will be restored and landscaping will be installed. The rain garden is within 80 feet of the pond. There is no wetland fill. A stormwater management plan has been prepared. Drainage is at an elevation that will not allow it to go to the proposed detention pond across the driveway.

Houle: What is the elevation of the sewer pipe proposed?

Ring: Sewer pipe is 4 to 5 feet lower than the bottom of the pond.

Houle: Look at the moving the rain garden to the north to decrease the buffer impact. Can you explain the pre and post development calculations?

Ring: I don't have the drainage study with me, but the flows meet standards.

Donovan confirmed that the sidewalk will be porous.

Ring: If the subsurface gravel wetland is not constructed yet, I can look at moving the rain garden.

Houle made a motion to have the applicant consider altering the footprint of the rain garden at proposed drain manhole #1 to reduce the impact of 1,900 square feet for the 100 foot pond buffer, Perron seconded. Vote: Unanimous.

- E. Request for expenditure from the Conservation Fund for OLC Request for \$800 for mailing and copying expenses for Shoreland Workshop.

Bird explained that the OLC is organizing a workshop on shoreland protection and wants to mail an invitation to all property owners within the shoreland area, so they need funds to pay for printing and postage. They are applying for a grant but wanted to have permission in case the grant is not successful.

Quisumbing-King made a motion to approve an expenditure from the Conservation Fund not to exceed \$800, as requested, Epstein seconded. Vote: Unanimous.

4. REPORT FROM THE CHAIR

- A. Report on Tendercrop Farms Timber Harvest monitoring visit held 2/23/15 and review of written report and photographs

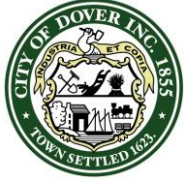
Gasses reported that a site inspection was held on February 23rd. Bill Hunt and Bird were present along with Patrick Kenney, the licensed forester. They did a good job of marking the areas to cut and not cut ahead of time.

The inspection letter dated 2/24/15 and an e-mail dated 3/5/15 were reviewed.

Bird: I expect to receive a final report next week.

- B. Review of Correspondence Received From NH Department of Environmental Services

Bird reviewed the following letters from DES Wetlands Bureau:



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, February 9, 2015
Meeting Time: 5:30 pm

1. Approval of Wetlands Permit for Mike McDonough for dock at 29 Boston Harbor Road.
2. Receipt of Wetlands Minimum Impact Forestry Notification for Daniel Harkinson on south side of Sixth Street for a 20 acre lot, and for Dave Paolini at 195 Long Hill Road.
3. Approval of a Shoreland Permit for Allen & Janet Williams at 122 Dover Neck Road.
4. A request for more information for a Wetland Permit for Susan von Hemert at 175 Spur Road

C. Review of Senate Bill 83 and Letter Sent by Christopher Parker

Bird distributed a copy of the letter that he wrote in opposition to SB 83. The bill was brought to our attention by Nic Coates of the NH Association of Conservation Commissions. The bill was voted inexpedient to legislate by the committee, which is a good sign. If there had been time we would have brought it to you to see if you wanted to take a position on the bill.

5. OTHER BUSINESS:

Bird distributed copies of the 2015 meeting schedule.

Bird distributed copies of a letter received from the Dover Energy Commission providing an update on their activities and goals.

Bird referred to an e-mail he had received from Ron Hebert of Washington Highlands requesting to be placed on the April 13th agenda to speak about the management plan.

Members had no issue with placing him on the next meeting agenda.

Gasses: We should make the HOA aware of the agenda item.

Bird will contact him to let him know.

Bird distributed a copy of Forest Notes that contains an article about the 50th anniversary of conservation commissions. The article was written by Nic Coates of the NH Association of Conservation Commissions.

Bird distributed a copy of the Saving Special Places conference coming up on April 11th in Weare. Let Bird know by March 31st if you want to attend, so the City can write a check for the cost.

6. ADJOURNMENT

Perron motioned to adjourn at 7:15 pm, Quisumbing-King seconded. Vote: Unanimous