



**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, December 8, 2014  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Kevin Perron, Cora Quisumbing-King, Kristopher Houle, Richard Erickson, Michael Joyce, Isaac Epstein (Alternate)

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

**OTHERS PRESENT:** Chris Albert, Susan von Hemert, Phil von Hemert, Peter Beauregard, Janet Gross, Suzi Strange, Charlie Alty and Chris Wyskiel

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

### 1. APPROVAL OF THE PRIOR MEETING MINUTES

*Perron moved to approve the November 10, 2014 minutes, Quisumbing-King seconded. Vote: Unanimous.*

Houle asked about the status of the White CUP application that was on the agenda last meeting.

Bird: The Commission endorsed the application last meeting but it has not been back to Planning Board since then, pending a peer review of the drainage.

Houle confirmed that he could attend the Planning Board meeting, but only the chair can speak for the Commission.

### 2. OLD BUSINESS

#### A. Review of Conservation Land Plan With Representatives From Washington Highlands Homeowners Association/Morrison Lane

Hunt: You should all have a copy of the letter from West Environmental. Last meeting you received the conservation land plan from the WHHA. Who will be speaking for the WHHA?

Beauregard: I am here with 5 members of the association. The plan is based on recommendations from West Environmental and I pulled a couple of things from the Wildlife Journal.

Hunt: Historically the issue has been the mowing. West recommends mowing with some guidelines. There appears to be consensus from the WHHA on continuing with the mowing.

Beauregard: Yes all but one person in the development are in agreement.

Hunt: There is language in the deed on keeping the land in a natural state, which is open to interpretation.

Beauregard: There has always been mowing twice a year. If you let it go it will grow over. NH is losing open land at a rapid rate. We pay to keep the land open.

Quisumbing-King: Did West recommend a number of times a year to mow?

Beauregard: I am not sure if it is in the report but he told us twice a year. We now mow when it is driest, which is usually late July and September.

Joyce: We have been asked to officiate this dispute. The report is not detailed enough. Encroachment is an issue.

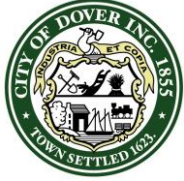
Bird made sure all members had a copy of the 10/31/14 report from WHHA.

Beauregard: We use common sense when to mow.

Houle: Mowing can spread invasive species. You need to specify when not to mow. August is when seeds for purple loosestrife reach maturity and should not be mowed then.

Hunt: When was the mowing done this year?

Strange: It was done at the end of July and mid-October.



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Quisumbing-King: You need to be more specific about when to mow.

Epstein: The West letter has other recommendations for the land. Are you going to do any of those?

Beauregard: No we are not doing any bird houses or trails.

Joyce: The conservation plan is supported by the West letter.

Wyskiel: It sounds like we should modify the first paragraph to specify to times for mowing.

Houle: There is still the question of mowing the manicured lawns. We are being asked to approve a plan that endorses encroachment into the easement.

Wyskiel: The house lots are very small. It doesn't make sense to remove lawns near houses and between houses. West sees no value to change mowing practices.

Quisumbing-king: I appreciate that there is no habitat value between houses, but what about the back yards where there is encroachment?

Beauregard: These lawns were put in at the time of construction and the foundation drain outlets for the houses need to be kept clear.

Wyskiel: The builder did not give any thought to where the conservation land started and ended. The disturbed areas around the homes were loamed and seeded.

Hunt: It is difficult for us to enforce the conservation deed.

Wyskiel: The natural vegetative state could be grass that was in place at the time of conveyance. I agree that we should stop the expansion of the manicured lawns.

Quisumbing-King: What instructions are given to the mower?

Beauregard: It is what has always been mowed over time. There is no exact line. There are areas around the bridge that we need to mow for maintenance purposes.

Houle: The issue is that mowing can encroach a little every time which leads to an impact to the resource. We could define the extent of mowing by measuring off the back of the units and coming up with an average.

Joyce: We have been asked to develop a common sense solution. There needs to be a transitional area between the lawns and the areas not mowed to establish a zone of common sense.

Beauregard: We have no problem with that as long as we can work together on the line.

Bird: The plan needs a map depicting areas that will not be mowed, areas that will mowed twice a year and areas of manicured lawn. The lawn encroachment has increased over the years.

Hunt: We have to modify our thinking and take a look at this in the spring on site.

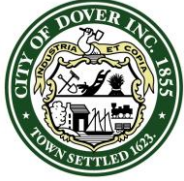
Houle: You have to understand our point of view. We have to have a plan and map to endorse.

Perron: We have to have a plan to react to or else we would be wasting our time.

Houle: Give us a map in the spring and we can do a site visit.

Hunt: What will you do to control invasive species in the areas not to be mowed?

Wyskiel: We will not be taking on that task in those areas. It is too big a job to undertake. The plan could be modified in the future if that becomes a problem. The plan could have both a plan and verbiage to guide the mowing.



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### 3. NEW BUSINESS

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Greg Vallee, Assessor's Map 8, Lot 46B, zoned R-20, located at 27 Wentworth Terrace.

Chris Albert was present to explain the proposal to reconstruct 92 linear feet of a stone retaining wall along the Conservation District adjacent to the tidal Piscataqua River, with a permanent impact of 368 square feet. This is adjacent to the Kelley lot that the commission approved in March of 2014 for similar work. DES has requested additional information from us. Both projects will be constructed together. The rocks will be installed 3 feet below the substrate. The wood stairs will be removed. The stone wall will be 4 feet tall. We will install a silt boom. The project will take 3 to 4 days and will not be done during a moon tide.

Houle confirmed that the wall will not be moving closer to the river.

Houle: Can you stake out the location of existing wall so you don't move closer to the river?

Albert: I would suggest a ten foot offset as a reference.

Bird: I looked back at the conditions required for the Kelley project and they included a dewatering system and a planting plan for disturbed area.

Houle: Show silt sock on site plan.

*Houle made a motion to endorse the application, with the condition that the plan be amended to add a dewatering system, add a silt sock location, and add a notation requiring offset stakes be installed to delineate the existing stone wall face during construction, Epstein seconded. Vote: Unanimous.*

- B. NHDES Wetlands Permit for Susan von Hemert, Assessor's Map L, Lot 45-F, zoned R-20, located at 175 Spur Road. Proposal is to conduct work adjacent to the Bellamy River in a tidal wetland to construct a new fixed pier (160 sq. ft.), gangway (40 sq. ft.), and float (192 sq. ft.).

Susan von Hemert presented the proposal. We want a dock to access the river for kayaks.

Hunt: We need a better plan showing the location of the house, dock, wetlands and high tide line.

Joyce: It is hard to see where the dock sits on the shoreland. Who will be constructing the dock? Will it be constructed by barge?

Von Hemert: There is only one company that does dock construction by barge and they are very expensive. We would construct it from land using a crane.

Joyce: The plan was done by NH Soil Consultants, who no longer exist and were bought out by GZA. You should be able to get better plans from them or from the files up at DES Subsurface Bureau.

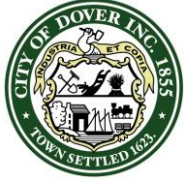
Houle: We have not seen docks approved by DES that propose using a crane, even if we endorse.

Hunt: The NH Natural Heritage Bureau reviewed the plan and recommended the use of a barge.

Von Hemert: The use of a barge disturbs the marsh grass at low tide.

Joyce: We need to see that the dock can be installed using a crane from the shore.

Hunt: We cannot take any action of this until you get us more detailed and readable plans. You can come back at our January meeting.



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### 4. REPORT FROM THE CHAIR

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

Bird reviewed the following letters from DES Wetlands Bureau:

1. Approved Wetland Permit For Margaret and William Green at 124 Dover Neck Road
2. Approved Wetland Permit for dock for Michael McDonough at 29 Boston Harbor Road

### 5. OTHER BUSINESS:

Bird: I contacted Patrick Kenney, the forester, to find out the status of the timber harvest at Tender Crop Farms. He indicated that they decided to delay the harvest until the ground was frozen – probably January or February of 2015.

### 6. ADJOURNMENT

*Quisumbing-King motioned to adjourn at 7:32 pm, Perron seconded. Vote: Unanimous*