

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, November 10, 2014
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Kevin Perron, Cora Quisumbing-King, Richard Erickson, Isaac Epstein (Alternate), Tristan Donovan (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: City Councilor Jason Gagnon, Robert Stowell, Doug Larosa, John O’Neil, Scott O’Neil, FX Bruton, Cory Belden, Bill Green

The meeting was convened by Hunt at 5:30 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Epstein moved to approve the October 14, 2014 minutes, Erickson seconded. Vote: Five in favor, one abstention (Epstein).

2. OLD BUSINESS

- A. 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.

Stowell and Larosa were present to review the proposal. A map of lots 22 and 23 was distributed that shows the grading around the houses.

Stowell: A homeowners association will maintain the lots including landscaping and mowing.

Wetland buffer signs will be installed. The same impact area was approved 9 years ago and the impact area was 26,000 square feet. We have reduced the buffer impact to 4,900 square feet on an 80 acre parcel, with no wetland impact. Drainage will be directed to bioretention areas.

Hunt: What will happen with the slope next to the guardrail?

Larosa: An erosion blanket will be installed to control soils and grass will be planted.

Donovan: Did you review the values of the wetland functions?

Larosa: Yes we had a wetland scientist do a wetland function and value report.

Stowell: The AOT permit has been filed and the Planning Department will do a peer review of the drainage study.

Hunt: How would the wetland buffer signs be maintained?

Stowell: It could be added to the operation and maintenance plan and become the responsibility of the HOA.

Gagnon: I have a concern about trees that are close to the houses being a safety issue.

Stowell: Dead and diseased trees can be removed by right.

Perron: Would one of the lots near the cul-de-sac be lost?

Stowell: No the lots remain.

Quisumbing-King: Were the questions that Gasses had at the last meeting answered?

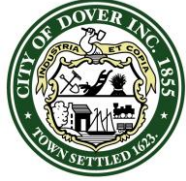
Donovan: I think the questions regarding minimization were addressed by the reduction in buffer impacts and the function and value report.

Perron: Did you bring pictures of the drainage devices?

Larosa showed the detail sheets of the house drip edge.

O’Neil: We will have a landscape company doing all the yard maintenance.

Perron: What about fertilizer use?



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O'Neil: The company we use is very environmentally friendly.

Donovan made a motion to endorse the application, Epstein seconded. Vote: 5 in favor, with 1 abstention (Perron).

3. NEW BUSINESS

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Margaret and William Green, Assessor's Map M, Lot 95B, zoned R-40, located at 124 Dover Neck Road.

FX Bruton and Cory Belden were present to explain the proposal to remove an existing house and septic tank within the Conservation District adjacent to the tidal Piscataqua River and build a new house and garage in a single structure outside the Conservation District. Work in the district includes the repair of wood stairs and re-grading the area of house and septic removal. There are five things going on in the Conservation District that involve removal. The house, well, septic tank, and two sheds are being removed and the areas regarded.

Gagnon confirmed that it is not clear if there is an existing septic field.

Perron confirmed that the debris will be hauled off site.

Epstein confirmed that house was built in the 1930's or 1940's.

Gagnon asked about the impervious cover calculation and the inclusion of patios.

Hunt: Where will the runoff be going in relation to the buffer?

Belden: There is some sheet flow into the buffer.

Gagnon: What type of septic system are you installing?

Belden: It will be a conventional stone and pipe system.

Bruton: DES approved the septic system permit today.

Gagnon: Be aware of the impact of fertilizer and nitrogen has on Great Bay and the river. There is new technology for septic systems to remove nitrogen.

Bird asked Bruton to comment on the variance application for front setback.

Bruton: We have filed a ZBA application because the measurement is from the private right of way. The variance will allow the house to be further from the river.

Donovan confirmed that the DES Shoreland Permit has been applied for.

Erickson made a motion to endorse the application, Perron seconded. Vote: Unanimous.

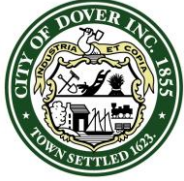
- B. Review of Conservation Land Plan Received from Washington Highlands Homeowners Association/Morrison Lane

Bird: We received by mail a conservation land plan that is 1 and ½ pages long from the HOA. We have been waiting for this for many months. I would suggest that we invite someone from the HOA to the December meeting to present the plan and answer questions.

Quisumbing-King: I have a question about paragraph #3. Are the owners content with keeping manicured lawns?

Perron: It looks like there has been some improvement with the lawns but we had concerns with mowing near the bridge and the brook.

There was a general discussion about the history of the subdivision and the deed issues.



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Hunt: This is not a good design of a subdivision.

Perron: We need to enforce the deed.

Quisumbing-King: We need a forever solution.

Erickson: I would like to see that paragraph eliminated.

Bird: It is hard to put the genie back in the bottle.

Hunt: Jot down your questions and send them to Bird ahead of time to send to the HOA in advance.

This could have a chilling effect on other conservation easements in the future.

Hunt recognized audience member Ron Hebert, who asked to speak.

Hebert of 20 Morrison Lane: The president of the HOA has gone to Florida. Maybe you can get Attorney Wyskiel to attend. The big problem is the mowing twice a year in wetlands and buffers. No motorized vehicles are allowed. Invasive species are spread by mowing.

Hunt: New members should review the extensive file and photographs in Bird's office before the next meeting.

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 application for dwelling – Lemieux – Spur Road
2. Approved Wetland Permit For City of Dover for Tolend Rd. & Watson Road project
3. Approved application for Bell and Meloney, 157 Spur Road

B. Climate Change in Dover Workshop on November 17th

Bird reminded members to sign up for this workshop.

5. OTHER BUSINESS:

Perron: Each individual member should receive a packet of information and plans for each application.

Hunt: We could develop a quick checklist of required items.

Perron: What is the status of the timber harvest on Tender Crop Farms?

Bird: I have not heard anything about them starting the work, but I heard that the person we were dealing with is no longer working for them.

Perron: We should send a letter or e-mail to the owner to find out.

Bird: I will contact the forester to find out the status.

6. ADJOURNMENT

Perron motioned to adjourn at 7:00PM. Erickson seconded. Vote: Unanimous