



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Special Meeting  
Meeting Location: McConnell Center, Room 306, 61 Locust Street  
Meeting Date: Monday, July 28, 2014  
Meeting Time: 6:00 pm

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

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

**OTHERS PRESENT:** Anna Boudreau, Sam Reid, Malone Cloitre, Walter Daub, Kay Daub, Tyler Matteson, Jan Nedelka, Janice Gardner, Derek Young, Cynthia Ellis, Pete Lavoie, Peter McDonald, Diane McDonald, others

The meeting was convened by Hunt at 6:04 PM. For voting purposes the regular members would be voting.

### 1. NEW BUSINESS

- A.** Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$160,000 from the Conservation Fund to purchase a conservation easement on a parcel of land totaling 11.8 acres located at 151 County Farm Cross Road. The parcel is known as Map B, Lot 11, and is owned by Kathleen H. Hodnett (Harry), Trustee of the Kathleen Hodnett Revocable Living Trust.

Hunt introduced Anna Boudreau, OLC Chair, to explain the project.

Boudreau: We have been working on this project for about one year. The property has frontage on Dead Water Brook, a tributary to the Cochecho River. Attributes include grassland habitat, numerous wildlife, prime agricultural soils, productive hayfield, trails, and scenic views. This will add to the existing conservation land in the area.

Bird: The appraisal that the City had done came back with a value of the conservation easement of \$200,500 and the owner has graciously agreed to sell the easement for a bargain sale of \$160,000.

Quisumbing-King: How does this price compare to previous conservation projects?

Bird: This comes in at about \$13,500 per acre, which is right in line with the average of other projects.

Erickson: What is permitted by the easement deed?

Boudreau: Think of land as being a bundle of rights. With a conservation easement, the owner is only selling the development rights and retains the other rights. The deed will specify that the owner retains the right to have agricultural uses and do a forestry harvest with a management plan. We have included the right for the City to have trails on the property to connect with other trails in the area.

Hunt opened the public hearing.

Walter Daub: Could you explain the trail locations you mentioned.

Malone Cloitre: As the OLC Vice Chair, I have been working with the abutting landowner, Mr. Bagdon, on improving the trails on his property. The trail would not cross Mr. Daub's parcel.

*Gasses made a motion to approve the expenditure of \$160,000 plus closing costs from the Conservation Fund, Erickson seconded. Vote: Unanimous.*



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Hunt called for a five minute recess at 6:25 pm.

Hunt reconvened the meeting at 6:30 pm.

- B.** Neighborhood meeting for the purpose of hearing a presentation from representatives of Tendercrop Farms (Dover Point Road) on a proposal to convert up to 37 acres of forest to agricultural uses, as allowed under the terms of the conservation easement deed. Due to the fact that 98+ acres of the property are preserved by a conservation easement purchased in 2007, any forest harvest proposed has to be reviewed and approved by the Conservation Commission.

Hunt welcomed everyone and explained that this is an informational meeting and no vote will be taken tonight. He asked Bird to give a summary of events leading up to this point.

Bird provided a brief history of the easement and reviewed the sequence of meetings held with Tendercrop Farms, the SRC, NHDOT and state and federal natural resource agencies. The Conservation Commission has had this project on the meeting agendas in June and July. We received the latest agricultural plan and forestry management plan on June 24<sup>th</sup>. The purpose of this meeting is give abutters a chance to hear information about the proposal and be able to ask questions and make comments. The final decision rests with the Conservation Commission.

Tyler Matteson was present to review the revised proposal to conduct a timber harvest on approximately 37 acres of the farm to convert the forest to active farming uses such as orchards, cattle, and crops. He gave a PowerPoint presentation. They have hired Fort Mountain Company to do the timber harvest. It will take 3-5 weeks and a licensed forester will be on-site every day. The state will inspect the temporary wetland crossings. There will be one landing site for the logs to be collected near Nute Road. A map showing the locations for row crops, orchards and cattle areas was reviewed.

Gasses: What type of fence are you proposing?

Matteson: We will have more secure fencing along Route 16, but it will be wire fencing.

Janice Gardner of 165 Dover Point Road: What are your plans for the parcel that is directly across the street from me?

Matteson: That area would be small fruit trees.

Derek Young of 173C Dover Point Road: When will you have more definitive plans for the narrow areas behind my house?

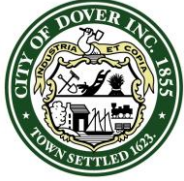
Matteson: Not sure yet but it will likely be some form of row crop.

Cynthia Ellis: You say you will have only 10 cows. Where will they be slaughtered?

Matteson: We use a USDA licensed facility in Goffstown. Beef is a big part of our farm stand business. No cattle will be slaughtered on site.

Jan Nedelka of 169 Dover Point Road: I am concerned that the removal of trees will reduce the sound barrier from the highway. What are your plans for fertilizer and nitrogen loading issues? What are the corrective actions the City would take if they do not follow the plans?

Matteson: We are keeping many trees so I don't think there will be that much of an increase in noise. Our agricultural uses are low intensity uses. We have not figured out what we are doing with nitrogen testing. The window to do the timber harvest is in the next 6 to 8 weeks when it will be the driest.



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Pete Lavoie of 175A Dover Point Road: The wet areas are very wet year round. I have an aerial photo from the 1950's that show some crops back there but there was wet back there too. I am comfortable with your plans.

Peter McDonald of 132 Dover Point Road: What type of trees will be left after the harvest to provide a noise buffer and to block wind?

Matteson: There will be some beech trees and some pine trees. The previous owner did some timber harvesting in the past. Some trees will likely fall due to wind as it happens every year. There will be 30 feet between wetlands and tilled fields.

Quisumbing-King left the meeting at 7:05 pm.

Sam Reid: I am the president of the Strafford Rivers Conservancy and a Dover resident. I would like to point out that without the outstanding efforts of Ann Boudreau, the Tuttle Farm would not have been conserved and we would be worried about houses being built instead of agricultural uses. The SRC has been working with Tendercrop Farms on this issue. They hired one of the best wetland scientists in Marc Jacobs. We submitted a letter to the City today indicating that we believe that the plans submitted comply with the terms of the easement. I am pleased to see the fields looking great again after three years of no activity.

Diane McDonald of 132 Dover Point Road: If it does get approved, how quickly will you start?

Matteson: We need to harvest in the driest part of the year, which is coming up soon in August or September. The harvest is expected to take 3-5 weeks.

Gasses: This will not be a chainsaw operation, they will be using heavy equipment and will move quickly to remove the trees.

Hunt thanked everyone for attending.

The meeting was adjourned at 7:15 pm.