



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Monday, April 13, 2015
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Kevin Perron, Kristopher Houle, Cora Quisumbing-King, Richard Erickson, Michael Joyce, Tristan Donovan (Alternate), Isaac Epstein (Alternate), Nicole Andrews (5:38) (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Eric Weinrieb, Cory Belden, Ron Hebert, Charlie Alty, Suzi Strange, others

The meeting was convened by Hunt at 5:34 PM.

Hunt stated that Epstein would be sitting in for Gasses unless she arrives.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Epstein moved to approve the March 9, 2015 minutes, Quisumbing-King seconded. Vote: 6 in favor, Joyce abstained.

2. OLD BUSINESS:

3. NEW BUSINESS

- A. City of Dover Conditional Use Permit for Christopher Parker of Great Escapes Patio & Stonework, Inc. (Owner: Robert Boucher), Assessor's Map M, Lot 76-9, zoned R-40, located at 54 Waterloo Circle. Proposal is to conduct work in the Conservation District adjacent to the Piscataqua River to construct a permeable patio (1,800 sq. ft.).

Bird explained that this item is being withdrawn because it was discovered that the lot is encumbered by a conservation easement to the City for the first 100 feet along the river, so a patio would not be allowed.

- B. Amended City of Dover Conditional Use Permit for Summit Land Development (Owner: H53 Mast Road, LLC), Assessor's Map H, Lot 53, zoned I-4 & R-40, located on Mast Road. Proposal is for 275,000 sq. ft. manufacturing/warehouse building with 183 parking spaces. Groundwater Protection Ordinance requires CUP in a Secondary Groundwater Protection Zone for impervious coverage greater than 20%.

Belden and Weinrieb were present to explain that a CUP for 30.9% was approved by Planning Board on February 10, 2015. The applicant is proposing an increase to 33.9% due to a reduction in lot area.

Belden: The other two CUP's granted are not changed. The subdivision plan is being amended to remove the flag portion. There are no changes to the design. The AOT permit has been approved.

Houle: What changes have been made after the last Conservation Commission meeting?

Belden: We made changes to the storm water design, including the drainage swales.

Weinrieb: The rest of the swales were redesigned to have an impervious liner. A storm water management and maintenance plan was developed in conjunction with the City Engineer.

Epstein: Is there any precedence for this type of approval?

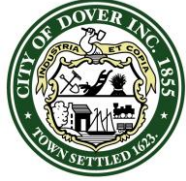
Bird: Yes, you recommended approval for this same applicant at the 30% level. It is not a common request.

Houle: Some of the changes we recommended were not implemented.

Hunt: We know that sometimes the Planning Board accepts some but not all of our recommendations.

Bird: Due to the proximity to the municipal wells, this project was closely reviewed by Dean Peschel and the city's environmental consultant to make sure that the design would be safe.

Erickson made a motion to endorse the application, Perron seconded. Vote: 4 in favor, 3 opposed. Motion passes.



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C. Ronald Hebert of 20 Morrison Lane – Comments on Washington Highlands Conservation Easement Management Plan

Hunt: Before Mr. Hebert gets going I want to discuss setting a time limit on the presentation. There was a discussion about what was an adequate amount of time.

Joyce: I want to know what we are being asked to accomplish tonight.

Hunt: We were presented with a management plan in December from the association. Ron is here to provide us with his comments and concerns with the plan.

Hebert: I want to identify issues with the plan that I want you to address.

Perron: I think 15 minutes should be enough and then we can ask questions.

Hebert: I want to explain my side of the issue. The plan that was presented was not the plan that the homeowners voted on.

Quisumbing-King: I think we should allow 30 minutes with clarifying comments.

Hebert: I want time to explain things. I have a lot of material here and it appears that most of you have not even read the material. If you don't want to listen, I will go higher to the City Council and the newspaper. I am going to leave if you will not give me enough time.

Quisumbing-King: Ron just tell us the main points while you are here.

Hunt confirmed that the members were okay with 30 minutes.

Hebert: The deed should be the controlling document. There are four items in the deed that are being violated by the mowing.

Hebert reviewed each the attachments that had been distributed, discussed the frequency of mowing as a big issue, and passed out a copy of the West report.

Hebert: We voted on the full West report not what was presented to you.

Quisumbing-King: What do you want from us in terms of mowing and invasive species?

Hebert: I want you to enforce the deed. If you are not enforcing the deed, how are you going to enforce the management plan? They should not be mowing the purple loosestrife. It is spreading and it could stop the flow of water.

Houle: Invasive species are hard to eradicate. That would be a decision for the HOA.

Joyce: The DOT has a mowing program as part of their control strategy.

Hebert: Cora had a good question about changing seasons. She is right. The timing of when to mow is not the same every year. The best way to control is not to mow.

Andrews: What is your plan for the purple loosestrife? Would you recommend herbicides?

Hebert: Not chemicals. There is a beetle that can work.

Hunt: Let's get back to your goals.

Hebert: No one has ever explained the deed restrictions to the homeowners. The Conservation Commission should have called a meeting of the association at the very beginning.

Hunt: I do not see that as our role.

Perron: I think we do a good job. We can't control what every HOA does or doesn't do.

Hebert: There has been damage over the years from mowing. Look at the photographs.

Hunt: That is a management issue and why we are asking for the management plan. The deed doesn't specify where to mow.

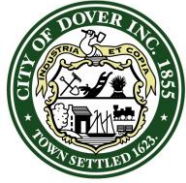
Quisumbing-King: We are still waiting for the map from the HOA.

Joyce: The HOA does not favor a strict interpretation of the deed.

Hunt: We are at the end of our half hour.

Hebert: West identified 4 invasive species but 3 are not controlled by mowing. I want to be placed on the next agenda so I can provide you with more information.

Bird: Okay I will add you to the agenda for May.



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4. REPORT FROM THE CHAIR

A. Report on Tendercrop Farms Timber Harvest monitoring report

Hunt reported that after the site inspection that was held on February 23rd an e-mail dated 3/13/15 was received indicating that the project was winding down.

Bird reported that another e-mail was received today stating that the small amount of work on the Middle Road parcel was beginning soon.

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

Bird reviewed the following letters from DES Wetlands Bureau:

1. Approval of Wetlands Permit for Varney Brook Lands, LLC on Thornwood Lane and Middle Road.
2. Approval of Wetlands Permit for a dock for Lisa and Robert Hall at 133 Spur Road.
3. Approval of Wetlands Permit for a dock for Christine Estes off Dover Point Road.
4. Approval of Wetlands Permit for a seawall for Greg Vallee at 27 Wentworth Terrace.
5. Approval of a Shoreland Permit for Jane and Samuel Pollard at 33B Boston Harbor Road.
6. Approval of a Shoreland Permit for Avishai Shachar at Three Rivers Farm Road.
7. City of Dover submitted a detail of the proposed ramp and float as requested.

C. Information on NH Buffer Regulations Workshop – April 15th at Dover Public Library

Bird distributed copies of the flyer on the above referenced workshop.

D. Information on 3rd Annual Land Use Board Meet and Greet – May 5, 2015

Bird informed members about the upcoming meet and greet. A formal meeting notice will be sent out soon.

5. OTHER BUSINESS:

Bird distributed copies of mail for each member received from the Aquarion Water Company.

Bird distributed a brochure about a publication on big trees of NH.

Hunt: I want to come back to Hebert's presentation. He wants enforcement of the deed, but then he starts talking about purple loosestrife.

Erickson: He is against mowing and tries to justify it with these other reasons. The rest of the neighbors seem to want the area to be maintained.

Hunt: That is why we need to get a management plan.

Bird: Do you want to do the site walk without the map?

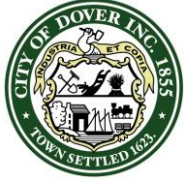
The consensus was to wait for the map.

The Commission directed Bird to find out when the map would be ready to be presented.

Perron: Maybe we need to have an inspection of compliance with the plan in the future and have it paid for by the HOA.

Hunt asked Bird to inform the members about the issue regarding the timber harvest on the Paolini parcel on Longhill Road.

Bird: The Conservation Commission approved a forest management plan a couple of years ago and some timber harvesting was done then and some has been done more recently. We have had a couple neighbors complain about the harvest, alleging that it does not comply with the plan. I will be going out to do an inspection soon. It may end up



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coming back to you at some point. I will let you know when I go if anyone wants to go along. It could be still pretty muddy.

6. ADJOURNMENT

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