



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, July 13, 2015
Meeting Time: 5:30 pm

MEMBERS PRESENT: Marcia Gasses (Vice Chair), Cora Quisumbing-King, Richard Erickson, Tristan Donovan,

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Peter Beauregard, Janet Gross, Suzi Strange, Charlie Alty, John Romps, Ron Hebert, Chad Kageleiry, Eric Weinrieb, Dean Peschel, Cory Belden

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

1. APPROVAL OF THE PRIOR MEETING MINUTES

Quisumbing-King moved to approve the June 8, 2015 minutes, Erickson seconded. Vote: Unanimous

2. OLD BUSINESS:

- A. Review of Revised Conservation Land Management Plan with Representatives from Washington Highlands Homeowners Association/Morrison Lane

Beauregard: I am the president of the HOA. We are here to talk about our management plan that you all should have seen. I don't really have a presentation, but can answer any questions you have.

Gasses: Explain why you need to mow more than once a year.

Beauregard: That is what we have done historically. We want it to be a field.

Gasses: In New England, you are lucky to be able to hay two times a year.

Beauregard: We have talked about once a year.

Strange: Aesthetically more pleasing to have the grass lower. We went to Mark West about the mowing. The second mowing makes it better for winter snowshoeing. We have identified the mow lines with photographic evidence.

Quisumbing-King: Wouldn't the growth be less in October?

Gasses: Have you done the mowing yet?

Beauregard: Not yet. We are looking at the end of July, depending on weather.

Gasses: We want to take a site walk before the next mowing.

Bird suggested that the members may want to conduct a site visit before making a final decision on accepting the plan.

It was decided to have the site walk on Wednesday, July 22nd at 6:00 pm.

Bird confirmed that the submitted affidavits will be signed.

Donovan: Are you mowing twice a year now?

Beauregard: We have been doing that for years.

Hebert: Mr. West never certified his report with his seal. He never identified purple loosestrife, I did. There are wetlands throughout the field.

Donovan confirmed with Mr. Hebert that he wanted mowing once a year.



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3. NEW BUSINESS

- A. NHDES Wetlands Permit by Notification for the Anne Schultz Revocable Trust (Agent: Lisa Vickers, Eco-Analysts, Inc.), Assessor's Map L, Lot 95E, zoned R-20, located at 10 Roberts Road. Proposal is to construct a new dock to replace a legal dock that was destroyed by ice in the tidal Piscataqua River, with a permanent impact of 240 square feet and a temporary impact of 491.25 square feet.

Gasses indicated that the application has been withdrawn.

- B. City of Dover Conditional Use Permit for Summit Land Development (Owner: H53 Mast Road, LLC), Assessor's Map H, Lot 53-1, zoned I-4, located on Stonewall Drive.

Chad Kageleiry, Eric Weinrieb and Cory Belden were present to explain the proposal for a 129,600 sq. ft. manufacturing building with 68 parking spaces. Groundwater Protection Ordinance requires a CUP for proposed use in a Secondary Groundwater Protection Zone and for impervious coverage of 43.6%, which is greater than the required 20%.

Kageleiry: This is a dry manufacturing process used by Rand Whitney to make cardboard boxes. We will be using the same storm water management system as was approved for the adjacent Stonewall Kitchen project.

Gasses: Is there any secondary containment required for the site?

Kageleiry: That is not required for any process.

Bird confirmed that there is no manufacturing of cardboard on site.

Peschel: The process is just the kind of manufacturing we want on this site.

Kageleiry: The impervious surface component is based on the desire to infiltrate the water. This meets the spirit of the ordinance.

Donovan confirmed that the roof runoff is being directed to an already existing infiltration basin on the City parcel.

Erickson made a motion to endorse the application, Quisumbing-King seconded. Vote: Unanimous

- C. City of Dover Conditional Use Permit for River Valley Development Corp. (Agent: Chris Berry), Assessor's Map 38, Lot 9-A-2, located off Central Avenue. The proposal is to build an office building with 8 residential units on a vacant lot, owned by Gulf Landing Property. Parking, drive aisles and drainage improvements are within the 50-foot wetlands buffer.

Chris Berry was not present, but has submitted an e-mail asking the Commission to consider conducting a site walk prior to the August meeting. He is not sure if the Planning Board will hold a site walk. He is still working on detailed plans and a drainage analysis.

Bird suggested that the site walk be scheduled close to the August 10th meeting so that as much information be available as possible.

The site walk was scheduled for Thursday, August 6th at 6:00 pm.

Bird will prepare an agenda and distribute it to all.



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D. Request for expenditures from the Conservation Fund for:

1. Cassily Parcel Field Mowing by Bob Sherwood Landscape Co. - \$585
2. Apple Harvest Day Expenditure for OLC Booth Rental - \$150

Bird explained that the field at the Cassily property was mowed by Sherwood and the Conservation Fund is used to maintain the property. The Apple Harvest Day booth rental is an annual request.

Quisumbing-King made a motion to approve the expenditures from the Conservation Fund for the mowing (\$585) and booth rental (\$150), Donovan seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR

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

Bird reviewed the following letters from the DES Wetlands Bureau:

1. Violation Closure Letter from NH Wetlands Bureau for Sheri Towle at 379 Tolend Road.
2. Permit from NHDES for dock for Robert Boucher at 54 Waterloo Circle.
3. Permit from NHDES for dock for Susan Von Hemert at 175 Spur Road.
4. Enforcement Letter from NHDES for Tam and Nancy Doan at 16 Dover Point Road

B. Review of Letter From Mason Conservation Commission

Bird explained that the letter was requesting that the Commission send a letter opposing the pipeline project in southern NH to the Governor, federal legislators, and the Federal Energy Regulatory Commission.

Gasses: We should mind our own business on this. We don't have enough information to take such a position.
Consensus was to take no action.

5. OTHER BUSINESS:

Bird reminded members about the wildlife walk sponsored by OLC coming up on July 29th.

6. ADJOURNMENT

Gasses declared the meeting adjourned at 6:35 pm.