



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, August 10, 2015
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Marcia Gasses (Vice Chair), Kris Houle, Cora Quisumbing-King, Tristan Donovan, Michael Joyce, Isaac Epstein (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry

The meeting was convened by Hunt at 5:32 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Gasses moved to approve the July 13, 2015 minutes, Quisumbing-King seconded. Vote: Unanimous

2. OLD BUSINESS:

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

Bird: We received a revised plan from the HOA and a letter from Mark West at the site walk and I have provided you with copies.

Hunt: Let's talk about what information we want or changes to the plan.

Donovan: I don't see an invasive species management plan. Are there many invasive species?

Gasses: I don't think we can or should require them to control invasive species. It is a considerable undertaking and very expensive.

Quisumbing-King: At the site walk Bird had suggested that there were two areas that did not need to be mowed as lawn near the bridge. Also the area down to the sewer manhole doesn't need to be lawn.

Gasses: Do they need to maintain vegetation near the bridge for any reason?

Quisumbing-King: How often do they need to mow the fields? How far do they need to mow?

Hunt: There are two kinds of mowing that we need to discuss. One is the lawn areas around the houses and the other is the field mowing.

Joyce: Having some kind of map would be helpful for future enforcement.

Houle: Could we put up small signs to delineate the wetland areas and buffers that should not be mowed?

Bird: We have small conservation signs that could be used. They would have to be installed on wooden stakes.

Hunt: Or on metal poles to be more permanent.

Hunt: We should specify that there is no further encroachment of the manicured lawns beyond what exists today.

Donovan: Could we use aerial photographs to delineate the areas for the two types of mowing?

Houle: The signs would be easier to see in the field during easement monitoring.

There was a discussion on the pros and cons of signs versus an aerial map.

Donovan: You could use future aerial maps to keep track of any expansions of manicured lawns and encroachment into wetlands.

Hunt: If you have any additional comments or items you want the HOA to address, get them to Bird so he can inform the HOA before the September meeting.

Epstein: I think we have reached a consensus that we want an aerial map.

Bird: I will invite the HOA members to the September meeting.

Hunt: I would like to make a final decision at that meeting.



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3. NEW BUSINESS

- A. 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. Proposal is to build

Chris Berry was present to explain the proposal for 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. The site walk was held on Thursday, August 6th at 6:00 pm.

Hunt: Gasses, Bird and I went on the site walk last week.

Berry: We know you want to see more details on the plans and information on drainage. We have not completed the final drainage analysis yet. Downstream drainage infrastructure can't handle the 50 and 100 year storm events. There are high water tables on the lot. Infiltration is not possible on site. We want to remove existing pavement to help. No more vegetation will be removed. Snow storage will be in the buffer and snow will have to be removed off site in a big storm.

Houle: Why is there not an outlet in the rain garden?

Berry: We are counting on infiltration.

Houle: I am concerned about the impact of draw down on the adjacent wetlands. There are ways to analyze the impacts, although it may not be required by the rules.

Berry: I would ask that we not be required to provide that analysis on this project. It is not required by the regulations.

Joyce: I am comfortable with this project. I am not sure we can require that.

Houle: We are charged with protecting wetlands.

Joyce: We can tell the Planning Board that the plan may impact wetlands due to the drawdown of the water table.

Bird: Are there any Wetlands Bureau rules that regulate wetlands impacts due to drawdown of wetlands?

Berry: I do not believe they have any regulations on that. It is not like Massachusetts.

Gasses: Is this going back to TRC?

Berry: Yes it will.

Gasses: I would feel better if it goes back to TRC first and then we can make our recommendations based on the final plan.

Bird: I don't think that this would delay the project if they get into TRC before your September meeting.

Gasses moved to table the application until it is reviewed by TRC again, Houle 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. Request for more information from NHDES for dock for Justin Webber at 254A Dover Point Rd.
2. Request for more information from NHDES for dock for Miles Cook at 22 Isaac Lucas Circle.
3. Request for more information from NHDES for dock for City of Dover on River Street.
4. Request for more information from NHDES for wetland impacts for RCCD at 180 Tolend Rd.
5. Letter from RCCD to NHDES responding to request for more information at 180 Tolend Road.
6. Request for more information from NHDES for dock for Bob Witkop at 17 Landing Way.



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B. Review of Letter from NH Department of Transportation re: railroad crossings

Bird explained that DOT was looking for any comments on resources impacts associated with railroad crossing upgrades at Central Avenue, Chestnut Street and Third Street. These are all urban areas with no wetlands.

The consensus was that there no wetlands needing protection at these locations.

C. NH Association of Conservation Commissions Annual Meeting – November 7, 2015 – Pembroke Academy

Bird indicated that a save the date postcard was received for this conference. Let him know by the September meeting if you want to attend.

5. OTHER BUSINESS:

Bird announced a tour of the Berry Brook project on August 12th from 11:45 to 3:00 with DES Commissioner Tom Burack.

6. ADJOURNMENT

Quisumbing-King moved to adjourn the meeting at 7:03 pm, Donovan seconded. Vote: Unanimous