



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, March 14, 2016**
Meeting Time: **5:30 pm**

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

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Ari Pollack, Alex Valais, Bob Clarke, Bob DeColfmaker, Dave Landry, Brian Sullivan

The meeting was convened by Gasses at 5:38 PM.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Erickson moved to approve the February 22, 2016 minutes, Quisumbing-King seconded. Vote: Unanimous

2. OLD BUSINESS:

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Vitas Management and Development Company, LLC (Owner: Profero Management and Holdings, LLC), (Agent: Gove Environmental Services, Inc.), Assessor's Map 11, Lot 2, located at 181 Silver Street.

Clarke: We had a site walk last month, had a Planning Board meeting and revised the site plan to keep the existing hotel and reduce the number of parking spaces to 382. We added a note to restore an area of degraded wetlands that is 9,506 square feet.

Pollack: We are returning to the Planning Board on March 23rd and we are looking for a recommendation from the Conservation Commission. We received the letter that Steve Bird wrote to DES withdrawing the City's interest in the ARM payment.

Gasses: I went of the site walk and there was a concern about the impacts to wetlands where the assisted living facility is proposed. It seems close to the abutter. There are significant wetland impacts.

Pollack: Jim Gove looked at those wetlands and said they are low value wetlands that resulted from a previous disturbance on the property.

Donovan: What do we do with the abutter's letters? Do we have any jurisdiction on any of the issues raised?

Pollack: The second letter had many fewer issues than the first letter. We are avoiding impacts to the wetlands that extends onto the abutter property. The railroad culverts are not on our property and would have to be cleaned out by the railroad.

Gasses: What about the beaver issue?

Clarke: The beavers are on the property of the abutter, not on our property. Chris Parker said he will discuss the culverts with the railroad.

Gasses: Are the dams affecting your drainage analysis?

Clarke: Not at all. We are meeting state rules on the volume and rate of run-off. The gas stations are a non-issue because the groundwater flows towards Silver Street and the state regulates that.

Gasses: How much wetland buffer is impacted by the assisted living?

Clarke: About 6,000 square feet.

Donovan: Do you have a plan showing the wetlands restoration?

Clarke: Yes on sheet C-4B, the landscaping plan.

Gasses: Why are you locating the largest building on the largest wetland?

Clarke: The perimeter wetlands are higher value. The interior wetlands are lower value. We had numerous concept plans showing different layouts. We wanted the assisted living next to the existing residential uses for a transition.

Donovan: Are you planning to do a maintained lawn next to the wetland buffer in any locations?

Clarke: There will be lawn behind the hotel and adjacent to the detention pond.

Gasses: What is the amount of impervious surface?

Clarke: We have 6 acres of open land and we have 36% open space, more than the 20% required.



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Bird: What is the status of the DES wetlands permit?

We have sent in a draft response to Dave Price, but have not heard back from him yet.

Bird: What is the total wetland buffer impact?

Clarke: it is 28,904 square feet as shown on sheet WD-2.

Quisumbing-King: Are you using pervious pavement?

Pollack: No we are asking for a waiver to that requirement.

Gasses: Are you seeking Planning Board conditional approval at the next meeting?

Pollack: Yes, we are hoping for your recommendation tonight to share with the Planning Board.

Donovan made a motion to endorse the NHDES Wetlands Permit and Conditional Use Permit application, based on the fact that the least impacting alternative, wetland impact mitigations and wetland restoration activities have been considered and seem to be adequate given the activities proposed, Quisumbing-King seconded. Vote: Unanimous

3. NEW BUSINESS: NONE

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. Letter from NHDES to Bill Miller of 27 Boston Harbor Road regarding a possible violation for a dock not in compliance with a permit from 2001.

5. OTHER BUSINESS:

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

Bird: We are still looking for new members to join the commission.

6. ADJOURNMENT

Quisumbing-King moved to adjourn the meeting at 6:15 pm, Erickson seconded. Vote: Unanimous