



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Tuesday, October 11, 2016
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Richard Erickson, Tristan Donovan, Brian Sullivan, Isaac Epstein (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Anna Boudreau, Tina Sawtelle, Stuart Smith, Art Burke, Jeffrey Greason, Rebekah Greason

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

1. APPROVAL OF THE PRIOR MEETING MINUTES

Donovan moved to approve the September 12, 2016 minutes, Epstein seconded. Vote: Unanimous

2. OLD BUSINESS: NONE

3. NEW BUSINESS:

- A.** NHDES Wetlands Permit (Expedited Review) for Tina Sawtelle, (Agent: Garry Sawtelle), Assessor's Map B, Lot 1-C, zoned R-40, located at 476 Sixth Street.

Tina Sawtelle and Stuart Smith were present to explain the proposal, which is to install a geothermal loop system in a manmade pond for HVAC for a single family home. The proposed work would impact 400 sq. ft. of the pond.

Smith: The system is a PVC coil pipe that is placed in the pond to heat in the winter and cool in the summer. A small trench connects pipes to the house.

Erickson: Why does this require a permit?

Sawtelle: The state requires an expedited permit. If the Conservation Commission approves and signs the permit, it will shorten the review period.

Bird explained that since this is a manmade pond there is no CUP required.

Hunt: How long has the pond been there?

Sawtelle: I purchased the property in 2004 and understand that it was built prior to 1980 by a farmer.

Erickson made a motion to endorse the NHDES Wetlands Permit application, Donovan seconded. Vote: Unanimous

The Chair signed the original of the DES application.

- B.** Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$531,875 from the Conservation Fund to purchase a conservation easement totaling 26.9 acres on two parcels of land located at 201 Tolend Road and 23 Pacific Drive. One parcel is known as Map E, Lot 47 and is owned by Brian Stern. The second parcel is owned by Paula Forbes and is known as Map E, Lot 49-A.

Hunt opened the public hearing.



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Anna Boudreau, Chair of the Dover Open Lands Committee, was present to explain the details of the proposed conservation easement. We have been working with the owners for 3 years. OLC uses a criteria sheet to rank the properties under review to make sure it is as objective as possible. The Conservation Fund is funded by the Current Use Penalty change tax. This project helps to build the green corridor along the river and helps build the contiguous block of conserved property. We do not have enough funds to protect the entire property so we had to decide what portion to protect in phase 1. The City Council has to approve the expenditure and the interest in property. Not every project that we work on results in a success, it is probably only 1 in 4 that come to this point.

Donovan asked about the area of phase 1, the trail easement that comes from Upper Factory Road and why the eastern end of Horn Brook is not in the easement.

Boudreau: The map shows only the phase 1 area. We want to be able to continue the public trail from Upper Factory Road all the way to Watson Road.

Bird: The section of Horn Brook that is not in the phase 1 easement could be included in phase 2. The area protected in phase 1 is based on a theoretical subdivision plan.

Boudreau: We are always looking for grants to protect more property but we have had no luck in this case.

Rebekah Greason of 163 Tolend Road: When we bought our property, the previous owner told us that you could get only 3 lots behind us. How many house lots could they get based on the plan now?

Bird: The owner was correct but in this case the two adjacent landowners worked together to prepare a yield plan that was able to show up to 31 house lots. Together they were able to get more lots than they could by themselves.

Art Burke, owner of lot at 40 Upper Factory Road: How close to the river are you allowed to build a house?

Bird: The state allows 50 feet but the city has a 100 foot setback.

Erickson: You mentioned that you have other parcels under consideration if this project does not move forward. How do those parcels compare to this one?

Boudreau: This property is our number one priority and scored high.

Hunt: Would it be safe to say that the abutters here support the project?

R. Greason: Yes it is better than having a bunch of houses in our backyard.

Burke: Yes I do.

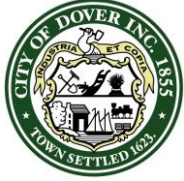
Hunt closed the public hearing.

Donovan asked how much money was currently on the Conservation Fund.

Bird: As of the end of August it was about \$550,000.

Erickson made a motion to approve the project and expenditure from the Conservation Fund, Epstein seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR



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

None received.

B. Discussion on Selection of Vice Chair

Hunt explained that with Gasses being elected to the City Council that she had to resign and we need another member to serve as Vice Chair. Are any members interested? We can talk about it now or wait until next month because we have 2 or 3 members missing tonight. If you have an interest please let me know.

5. OTHER BUSINESS:

Bird informed members about the following item:

1. The New Hampshire Association of Conservation Commissions is having their Annual Meeting and Conference on Saturday, November 12th in Pembroke. Let Bird know if you want to attend. We get a \$10 discount because we are members.

6. ADJOURNMENT

The Chair declared the meeting adjourned at 6:15 pm.