



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 13, 2017**
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Tristan Donovan (Vice-Chair), Michael Joyce, Richard Erickson, Brian Sullivan, Steve Fellows,

STAFF PRESENT: Steve Bird (City Planner), Gretchen Young (Assistant City Engineer), Jamie Stevens (Community Services)

OTHERS PRESENT: Joel Ballester, Michael Seivert, Chris Berry, Kevin McEneaney, Dan Ayer, others

The meeting was convened by Hunt at 5:31 PM and a roll call was done.

1. APPROVAL OF THE PRIOR MEETING MINUTES

Donovan moved to approve the February 22, 2017 minutes, Joyce seconded. Vote: Unanimous

2. OLD BUSINESS: NONE

3. NEW BUSINESS:

- A. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for the City of Dover, located along Spruce Lane from Back River Road to Mast Road.

Gretchen Young and Jamie Stevens were present to explain the proposal which is to improve the closed drainage system, 3 culvert crossings and road bed conditions with 261 square feet of permanent wetland impact and 305 square feet of temporary wetland impact. Originally City was going to build a sidewalk but costs have prevented the project from moving forward. New catch basins are proposed. We will need an Alteration of Terrain Permit.

Joyce confirmed that the project didn't qualify for a routine maintenance permit and asked about invasive species impacts and erosion and sediment control.

Young: Erosion and sediment control will be part of bid package. We will be preparing a SWMPP.

Joyce: Why is there no headwall at impact #5?

Young: We would put on in if and when a sidewalk is installed.

Bird: This is a governmental use of land under RSA 674:54, so any comments will be non-binding for you and the Planning Board.

Joyce: Are the culverts changing in size?

Stevens: Yes two culverts are being upsized and the materials are being upgraded.

Joyce made a motion to endorse the NHDES Expedited Wetlands Permit and the City of Dover CUP, Erickson seconded. Vote: Unanimous

Hunt signed four copies of the applications.



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 13, 2017**
Meeting Time: 5:30 pm

- B. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for the City of Dover (Owner: Seamed Trefethen), Assessor's Map H, Lot 14A, zoned R-12, located at 58 Cataract Avenue.

Gretchen Young and Joel Ballestero were present to explain the proposal which is to install a bioretention stormwater system adjacent to Bellamy Road and restore the channel of an unnamed stream that empties into the Bellamy River with 370 square feet of permanent wetland impact and 50 square feet of temporary wetland impact.

Ballestero: There is minor flooding at the driveway into Bellamy Park and a culvert issue. City has drainage easement on the private lot where we are restoring a stream channel in place of a culvert.

Donovan: Will you be cutting the culvert?

Ballestero: Only a 20 foot section adjacent to the road. The old culvert will be plugged on both ends.

A discussion was held on the landscape retaining wall.

Hunt confirmed that the stream flows only after a rain event.

Joyce: Where is the sequence of construction?

Young: We have contracted with his firm to oversee construction.

Ballestero: We can get you the construction sequence.

Hunt: What is the length of time for the project?

Ballestero: About a month for the whole thing.

Young: This is a good project to teach best management practices for city workers.

Donovan made a motion to endorse the NHDES Expedited Wetlands Permit and the City of Dover CUP with the condition that the construction sequence narrative is provided to the Conservation Commission, Fellows seconded. Vote: Unanimous

Hunt signed four copies of the applications.

- C. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located off McKone Lane and Back Road.
- D. City of Dover Conditional Use Permit for Daniel Ayer, Assessor's Map N, Lot 18, zoned R-40, located off McKone Lane and Back Road.

Hunt: we will hear both these application together.

Michael Seivert and Kevin McEneaney were present to explain the proposal which is to build a new subdivision road that crosses a wetland and construct a walking path in the tidal buffer. Impacts include 350 square feet of wetland impact and 24,283 square feet of wetland buffer impact. The new subdivision road and drainage facilities will impact 2,197 square feet of steep slope greater than 20%

Seivert: The 2,284 square feet of tidal buffer impact for the path to the dock has been eliminated. 8,000 square feet of buffer impact is associated with the wetland crossing for the road. Rest is from drainage facilities, swales and ponds.



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 13, 2017**
Meeting Time: 5:30 pm

Bird: Are there any buffer impacts due to house placement? They would not look favorably upon future lot owners coming in for CUPs due to house size or location.

Seivert: No the houses have been shown conceptually.

Bird: The Conservation Commission could require wetland buffer signs on marginal lots. It puts lot owners on notice and is an educational thing.

McEneaney: All the lots were located to minimize any buffers on the actual lots whenever possible.

Donovan: Has there been any coordination with Natural Heritage Bureau? I noticed quite a few hits.

Seivert: Yes we have a few areas for some species. We have been working with Kim Tuttle on a planting plan for the area between the existing house and the brackish marsh. We are going to Planning Board on March 28th. We will be filing an AOT permit and DES Shoreland Permit.

Bird: Could you have avoided the 20% slope impact?

Seivert: Not really because that area is already disturbed by barns and out buildings.

Bird: How have you met the minimization and avoidance criteria?

Seivert: The first way is by doing an open space subdivision, with reduced lot sizes. We have improved the lot layout since the earlier design to lessen impacts and reduced the number of waterfront lots.

Bird: I would suggest that wetland buffers signs be installed on some of the lots. Maybe add a condition that you would not support future CUP's for house placement.

Joyce: I am concerned about the construction sequence and phasing of the project.

Seivert: There is no formal phasing plan. The road will be built first and then the drainage facilities.

Ayer: I will be selling the 11 lots nearer Back Road as a group. The five lots nearer McKone Lane will be kept in the family for now.

Donovan: I don't like the wetlands buffers being used for drainage purposes, but I don't know if there is a way around it without losing lots.

Seivert: We tried to keep the actual ponds out of the buffer and it is just the side slopes mostly.

Joyce: I don't see information on construction sequencing and the planting plan.

Seivert: The construction sequencing is in the Planning Board plan set and AOT plans. A SWMPP will be prepared.

Joyce: Is there a limit on the use of the open space?

Ayer: That is covered in the Homeowners Association documents.

Donovan made a motion to endorse the NHDES Wetlands Permit application and the City of Dover CUP related to wetlands, with the condition that wetland buffer signs be placed on any lot with a buffer on the lot and in the open space area between Eagan Drive and Whitely Drive, Joyce seconded. Vote: Unanimous

Donovan made a motion to endorse the City of Dover CUP related to steep slopes, Erickson seconded. Vote: Unanimous



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 13, 2017**
Meeting Time: 5:30 pm

- E. City of Dover Conditional Use Permit for Whitney Scott, Assessor's Map G, Lot 9, zoned R-12, located at 334 Washington Street.

Chris Berry was present to explain the proposal to build a new subdivision road and drainage facilities that impact 1,050 square feet of wetland buffer. We have submitted a drainage analysis. The yield plan requires a box culvert to cross the stream to access the rear of the lot. By using the Open Space Subdivision design we are able to group the lots without crossing the brook. The only thing in the wetlands buffer is the level spreader. We have minimized the wetlands buffer as much as possible.

Bird: Do any lots have wetland buffers on them?

Berry: Only lot #6 and we can install buffer signs.

Joyce made a motion to endorse the City of Dover CUP, with the condition that wetland buffer signs be installed on lot #6, Donovan seconded. Vote: Unanimous

4. REPORT FROM THE CHAIR

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

1. Letter from Nobis Engineering to DES responding to a request for more information for Wetlands Permit for City of Dover for Dover High School.

5. OTHER BUSINESS:

Bird distributed the following items:

- A handout for the Saving Special Places conference on April 8th in Alton.
- A copy of the NH Coastal Risk and Hazard Commission Final Report dated November of 2016.
- A book from NHDES entitled "Beyond the Beaver Dam: The Success of the NHDES Aquatic Resource Mitigation Fund", which includes an article on the Berry Brook restoration project in Dover.
- A summary of the February activities of the Dover land use boards which the Planning Department complied.
- Copies of the relevant chapters of the Zoning Ordinance that the Conservation Commission deals with – Conservation District, Wetlands Protection District, and Groundwater Protection District.

Bird stated that they are looking for volunteers to serve on a steering committee for the new Climate Adaptation chapter of the master plan and to let him know soon if you are interested.

6. ADJOURNMENT

The Chair declared the meeting adjourned at 7:45 pm.