



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 305, 61 Locust Street
Meeting Date: Monday, September 11, 2017
Meeting Time: 5:30 pm

MEMBERS PRESENT: Tristan Donovan (Acting Chair), Steve Fellows, Robert Eckert, John O'Connor (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, Barry Gier, Jeffrey Warschauer, Sharon Warschauer, Jay Braun, Scott Lawler, Eric Borden, others

1. The meeting was convened at 5:33 PM and a roll call was done.
2. APPROVAL OF THE PRIOR MEETING MINUTES

O'Connor moved to approve the August 14, 2017 minutes, Fellows seconded. Vote: 4 in favor

3. OLD BUSINESS:

- A. City of Dover Conditional Use Permit for Changing Places LLC/Thornwood Commons, Assessor's Map M, Lot 4, zoned ETP, located at Thornwood Commons behind 8 & 10 Sonia Drive. **(Tabled on August 14, 2017)**

O'Connor made a motion to remove the application from the table, Fellows seconded. Vote: 4 in favor

Chris Berry was present to explain the proposal to bury an existing dry stack stone wall by placing fill at a 2:1 slope that will impact 1.239 sq. ft. of wetlands buffer. The wall built is substandard. Residents want the wall removed for safety reasons. Wetlands have changed since the original subdivision. Area impacted is mowed field so no trees will have to be removed.

Donovan: How did the wall get to be placed in that location if it wasn't on the plan?

Berry: The builder realized that they needed a retaining wall for house placement to create useable lawns. City oversight has increased over the years.

O'Connor: Did you consider replacing the wall with a properly constructed wall?

Berry: Yes I looked at that option first, but residents want the wall removed.

Donovan: I think this is the best solution to this situation. It will have less buffer impact.

Jay Braun: If I can I would like to ask a few questions and make some comments on behalf of the HOA. We support the CUP so that the fix can move forward. Will any portion of the wall be removed?

Berry: No it will be backfilled to minimize the amount of disturbance.

O'Connor: How will equipment access the area to do the work?

Berry: I have not talked with the contractor about that but they will have to come down between the houses at some point.

Braun: There are some areas that we will want to avoid.

Fellows made a motion to endorse the City of Dover CUP, Eckert seconded. Vote: 4 in favor



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4. NEW BUSINESS:

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Jeffery & Sharon Warschauer, Assessor's Map 8, Lot 32, zoned R-20, located at 3 Wentworth Terrace.

Barry Gier was present to explain the proposal to demolish an existing house and build a new house within the Conservation District adjacent to the tidal Piscataqua River, and construct a new dock. The lot is served by municipal water and sewer. The existing house will be demolished and replaced by a new house in almost the same footprint and a greenhouse will be added. We need 2 wetland permits, one for the house and one for the dock. The existing driveway will be replaced with porous pavers. The amount of impervious area on the lot will be decreased by 1,100 square feet. We shifted the house to move it out of the 50 foot setback but it still does not comply with the build to requirement.

Donovan: How much did you shift the house back?

Gier: We shifted it about 12 feet. We have applied for a variance.

O'Connor: I appreciate that you took some of our suggestions from the last meeting and made changes to the plan.

O'Connor made a motion to endorse the City of Dover CUP, Fellows seconded. Vote: 4 in favor

O'Connor made a motion to endorse the NH DES wetlands permits, Fellows seconded. Vote: 4 in favor

- B. City of Dover Conditional Use Permit for Community Action Partnership of Strafford County, Assessor's Map C, Lot 4, zoned R-40, located at 262 County Farm Road.

Scott Lawler of Norway Plains and Eric Borden of CAP were present to explain the proposal to build a congregate care facility with a corner of the building, driveway, walking path, retaining wall and storm water areas impacting 9,810 sq. ft. of a 20% slope Conservation District. County Farm Road will be extended to the driveway entrance. No wetlands will be impacted. Area is outside the Shoreland Protection area. Proposing garage under the building for parking to reduce impervious cover. We are proposing retaining walls to reduce slope impacts. Storm water systems are proposed, including gravel wetlands and infiltration basins. We will be going to TRC this week and then to Planning Board.

Donovan: What about erosion control on the steep slopes?

Lawler: We will be using erosion control blankets and a double row of silt soxx at the base.

O'Connor: What is the height of the retaining walls?

Lawler: The maximum is about ten feet, but most of it is less than that.

O'Connor: Are there design concerns with the retaining walls in terms of settlement?

Bird: The Planning Board and the city engineer will require the wall be designed by a structural engineer to make sure those types of issues are addressed.



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Bird confirmed that the development will not encroach on the existing conservation easement.

Bird: Since you have not been to TRC yet, do you anticipate any significant changes in building location or slope impacts?

Borden: We looked at many locations for the building and this is the only one that works to lessen impacts. If there are any significant changes required it would potentially cause the project to fail.

Bird: The Commission could stipulate that there is no increase in slope impacts beyond what the plan shows.

O'Connor made a motion to endorse the City of Dover CUP with a condition that the 20% slope impacts don't increase, Fellows seconded. Vote: 4 in favor

5. REPORT FROM THE CHAIR

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

1. Letter from DES to William Miller for after the fact permit for a fence at 27 Boston Harbor Road
2. Enforcement letter to Michael McDonough at 29 Boston Harbor Road about a dock.

B. Site Walk with Planning Board - Sawyer Mills Dam Removal – Tuesday, September 12th, 5:30 pm

Donovan reminded members about the site walk set for tomorrow.

C. Apple Harvest Day Booth Volunteers Needed for October 7th

Bird asked for volunteers to help set up or take down the booth at the event. Hunt has agreed to help take down the booth.

6. OTHER BUSINESS:

Bird announced that the annual meeting and conference of the NH Association of Conservation Commissions is set for Saturday, November 4, 2017 in Pembroke. City will pay the fee for a couple of members to attend.

Bird asked for a vote to approve an expenditure from the Conservation Fund to pay for the mowing of the open fields on the city-owned Cassily parcels off of Sixth Street, which is done annually.

O'Connor made a motion to approve an expenditure of \$600 from the Conservation Fund for the Cassily mowing, Eckert seconded. Vote: 4 in favor

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:22 pm.