



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, October 10, 2017
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Richard Erickson, Steve Fellows, Robert Eckert

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Kevin Lucey, Rick Stewart, Bill Thomas, Paul D’Orazio, Steve Haight, Scott Hogan, Adam Fogg, Patricia Nagle, Angela Engel

1. The meeting was convened at 5:35 PM and a roll call was done.
2. APPROVAL OF THE PRIOR MEETING MINUTES

Fellows moved to approve the September 11, 2017 minutes, Eckert seconded. Vote: 4 in favor

3. OLD BUSINESS:

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Paul D’Orazio, Assessor’s Map 16, Lot 13, zoned R-12, located at 1 Mill Street. Project involves removal of upper and lower Sawyer Mills dams, removal of contaminated sediment and construction of an engineered channel. The project goal is to responsibly decommission aging infrastructure while restoring fish passage, reducing flood hazards, meeting dam safety requirements, improving water quality, and restoring instream and riparian habitat connectivity.

Hunt: Some members went on a site walk on the property in September.

Stewart gave a PowerPoint presentation showing maps of the site, reviewing the benefits of the dam removal and detailing the wetland impacts. Will be removing contaminated sediments. The wetlands application should have been an expedited permit not a standard.

Lucey detailed the steps being taken for historical resources. Project has been going on since 2009 and it is a very complex process that has been vetted by many natural resource agencies.

Erickson made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, Fellows seconded. Vote: 4 in favor

The Chair signed one copy of the application.

4. NEW BUSINESS:

- A. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for Raghbir Singh, Assessor’s Map B, Lot 6G, zoned R-40, located on County Farm Cross Road.

Steve Haight as present to explain the proposal to build a private road for a four lot Open Space Subdivision with 2,580 square feet of wetlands impact and 12,346 square feet of wetlands buffer impact. The house lots are at the end of the road. At the beginning there is a 12” culvert to span a wetlands and then a 24” culvert just before the hammerhead.

Fellows confirmed that there are no wetland impacts for the placement of houses.

Hunt: Will the road be pervious pavement?

Haight: No it will be regular pavement.

Hunt: Are the streams or wetlands seasonal or year round?



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Haight: The water is not there all year long.

Hunt: Who is responsible for the wetland placards staying in place?

Haight: It will be inspected by the City's inspector from Community Services.

Bird: Has the wetlands permit been filed yet?

Haight: No I am expecting the Chair to sign the copies tonight and I will file tomorrow.

Hunt: What about erosion and sedimentation control?

Haight: We will use silt sox, check dams and erosion control blankets.

Fellows made a motion to endorse the NH DES wetlands permit and City of Dover CUP, Erickson seconded. Vote: 4 in favor

The Chair signed five applications.

- B. City of Dover Conditional Use Permit for Adam Fogg and Patricia Nagle, Assessor's Map L, Lot 13, zoned R-20, located at 25 Nute Road.

Scott Hogan and Adam Fogg was present to explain the proposal to add five sets of exterior stairs and a walkway to an existing house within the Conservation District adjacent to the tidal Bellamy River. The total permanent impact is 410 square feet.

Hogan: The house was approved via CUP in 2014. A variance was granted by the ZBA for the side setback. The original plan did not show a rear egress. We will not build the proposed patio on the side of the house to reduce the impervious cover.

Hunt: Do you have any photographs of the rear of the house?

Fogg: No but I have an architectural rendering.

Erickson: What is the height of doors above the outside grade?

Fogg: It is about 4-5 feet above the ground.

Hunt: Do the doors come from different rooms?

Fogg: Most come from one large open concept room but there are two that come from the in-law apartment on the southeast corner of the house.

Hunt: What material are you using for the walkway?

Fogg: We will be using standard pavers.

Fellows: It looks like with the removal of the patio, the total impervious is only a little more than the original amount.

Erickson: What material will be used for the stairs?

Fogg: It will be composite material. There is a stone drip edge around the foundation.

Bird: The real question is if this is the least impacting alternative that minimizes impacts?



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Hogan: This is better than putting a deck along the house. It is a moderate approach that is a practical and functional solution.

Bird: Have you checked with DES on the need to amend their permit?

Fogg: No need to as the amount of impervious is less than allowed under the DES permit.

Hunt: In terms of fire codes, would one egress suffice?

Hogan: The doors comply with the code requirements.

Erickson: Eliminating one set of stairs would not make much difference.

Fellows: I agree. This seems reasonable for the homeowners.

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

C. NHDES Permit by Notification and City of Dover Conditional Use Permit for Angela Engel, Assessor's Map 7, Lot 1, zoned R-20, located at 3 Boston Harbor Road.

Angela Engel was present to explain the proposal to conduct work adjacent to Little Bay in a tidal wetland to repair 70 linear feet of an existing retaining wall (210 square feet). 210 feet of the wall was repaired in 2008.

Hunt: Have you had any engineering done or had any contractors look at the job?

Engel: I have this quote from a mason. The wall will be reinforced not removed and rebuilt. The wall has been damaged mostly in the last two winters. Rip rap will be placed at bottom of stone wall on the water side.

Erickson: If no repairs are made the wall will collapse and cause more damage.

Hunt: Will any equipment be working in the water?

Engel: No it will be on the land side of the wall.

A discussion was held on the equipment on the water side of the wall.

Fellows: I would want to clarify that machinery is not in the mudflat.

Hunt: Heavy machines would sink in mud flats. You would have to use a barge if done from that side.

Erickson made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, provided that construction is done as specified in section 4 of the DES application, with no machinery in the water or mud flats, 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 Patricia Rose to DES appealing a permit granted to Frank Leichthammer at 15 Cote Dr.

6. OTHER BUSINESS:

Bird announced that the annual meeting of the NH Association of Conservation Commissions is set for Saturday, November 4, 2017. City will pay the fee to attend. Eckert has signed up.



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Bird distributed a flyer announcing two workshops for the Climate Adaptation chapter of the master plan coming up on October 19th and 21st.

Bird distributed information from the Cooperative Extension about the Emerald Ash Borer.

Hunt mentioned an e-mail about a workshop on legal liabilities for boards. Bird will distribute to members.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:18 pm.