



**CITY OF DOVER**

## DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: 2<sup>nd</sup> Floor Conference Room, City Hall, 288 Central Avenue  
Meeting Date: Monday, February 12, 2018  
Meeting Time: 5:30 pm

**MEMBERS PRESENT:** Bill Hunt (Chair), Tristan Donovan (Vice Chair), Michael Joyce, Robert Eckert, Amy Kramer Perry, Richard Erickson

**STAFF PRESENT:** Steve Bird (City Planner)

**OTHERS PRESENT:** Marcia Gasses (City Council Liaison), Liz Bratter, Steve Haight, Matt Randall, Steve Riker, Sarah Horuihane, Richard Friberg, Jim Mitchell, Mike Seekamp, others

**1. The meeting was convened at 5:33 PM and a roll call was done.**

**2. APPROVAL OF THE PRIOR MEETING MINUTES – January 8, 2018**

*Donovan moved to approve the January 8, 201 minutes, Eckert seconded. Vote: 6 in favor*

**3. OLD BUSINESS:**

**4. NEW BUSINESS:**

A. NHDES Wetlands Permit by Notification and City of Dover Conditional Use Permit for Myles Bratter, Assessor's Map L-14, Lot K-2, zoned R-20, located at 75 Spur Road.

Liz Bratter was present to explain the proposal to repair an existing 91-foot stone seawall adjacent to the tidal Bellamy River. We plan to use the same stones that exist on site. The site is very sandy. Plan to do the work in early spring or late fall. Will use the same footprint and place the stones back in the same size and shape.

Gasses: Have you contacted DES about this project? I am surprised that this is a permit by notification.

Bratter: Yes, Dave Price has visited the site with me and said this is the correct type of application.

Hunt: How will you do this work and what type of machinery will you use?

Bratter: We will use my neighbors backhoe and use straps or chains to lift the stones.

Donovan: What are your plans for stabilizing the soil behind the wall during construction?

Bratter: I have no plans for that, as we hope to do it all in one day.

Donovan. You should have a plan in place in case it takes longer or you have issues. You don't want to leave the soils exposed during a high tide. You should plan to have silt fence or silt sock on hand to stabilize the soil.

Bratter: Yes that is a good idea.

*Erickson made a motion to endorse the NHDES Review Wetlands Permit by Notification and City of Dover CUP, with the condition that the plan include silt fence or silt sock to be provided as necessary, Kramer-Perry seconded. Vote: 6 in favor*

*The Chair signed one original of the DES application for the applicant.*

B. NHDES Wetlands Permit for Margaret Gabriel Revocable Trust, Assessor's Map L, Lot 99, zoned R-20, located off Dover Point Road.



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Steve Haight was present to explain the proposal to install a community dock, consisting of a 4' x 75' fixed pier, a 3' x 50' seasonal gangway, an 8' x 20' landing float, an 8' x 62' main float, and three 4' x 24' finger floats adjacent to the tidal Piscataqua River, with a permanent impact of 300 square feet and a temporary impact of 1,094 square feet. There will be 3-4 feet of water at low tide, so no need for float stops. We have received letters from the harbormaster approving the dock layout and from the NH Division of Historical Resources. Pickering will use a barge to construct the dock and install the pilings, which will be made out of wood. Could have a dock for each lot but there will be less impact with a common dock.

Donovan: I agree that the common dock will have less impact than separate docks.

*Donovan made a motion to endorse the NHDES Wetlands Permit, Erickson seconded. Vote: 6 in favor*

- C. NHDES Expedited Review Wetlands Permit and City of Dover Conditional Use Permit for 38 Littleworth Road Condominium, Assessor's Map G, Lot 4G-1, zoned I-2, located at 38 Littleworth Rd.

Steve Haight was present to explain the proposal to install a new driveway off of Industrial Park Rd., with a permanent wetlands impact of 553 square feet and a wetlands buffer impact of 11,437 square feet. Will use the existing utility area that is already disturbed for the new driveway location. We will be removing pavement by eliminating the connector driveway and some parking. The new driveway will be 24 feet wide.

Donovan: Does the new driveway require NHDOT approval?

Haight: No since the driveway is not onto a state road.

Joyce: How much wetland buffer will remain?

Haight: It varies but up to 40-50 feet.

*Donovan made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, Erickson seconded. Vote: 6 in favor*

- D. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Patrick and Sarah Hourihane, Assessor's Map L, Lot 34, zoned R-20, located at 135 Spur Road.

Steve Riker was present to explain the proposal for a 1,112 sq. ft. addition to existing house and to build a pool and deck within the Conservation District adjacent to tidal Bellamy River. Total disturbance in Conservation District is 2,691 sq. ft. The wetlands application was filed on 2/5/18. There is a drainage swale from the turnpike on the south side of the lot. Driveway will be replaced with pervious material. New pool will have pervious deck. Impervious coverage will be decreasing.

Donovan: What is the width of the driveway?

Riker: It is 24 feet, the same as the garage.

Bird confirmed with Riker that the Shoreland permit has been filed with DES.

Donovan: I like to see that you are using pervious driveway for a residential use.

Bird: How far from the reference line is the pool and deck? It appears to be closer than the existing house and deck.



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Riker: It is 30 feet from the reference line. Moving the pool back would not gain much because you have to stay 10 feet from the side lot line.

Joyce: What kind and amount of vegetation is there on the north side of the lot?

Riker: There is a natural area of shrubs and some grass.

Donovan: I agree that most applications we review are no closer to the resource than existing encroachments.

Joyce: Look at reducing the pool deck size. I want to see more natural area maintained and added if necessary.

Donovan: For me getting closer to the reference line is an issue.

Kramer-Perry: Could the pool deck be smaller?

Riker: We could add plantings, 10 feet by 55 feet between the pool deck and the reference line. We would use native plants.

*Joyce made a motion to endorse the NHDES Wetlands Permit and City of Dover CUP, with the condition that a 55 foot by 10 foot vegetative strip of native plants with bushes eight foot on center be added to the plan between the property line and the dock Erickson seconded. Vote: 6 in favor*

Hunt: These next two applications will be heard together.

- E. Amended City of Dover Conditional Use Permit for Okad of Dover, LLC (Agent: Richard Friberg of TEC), Assessor's Map 38, Lot 37, zoned B-3, located at 824-828 Central Ave. & 8 Glenwood Ave.
- F. Amended City of Dover Conditional Use Permit for Okad of Dover, LLC (Agent: Richard Friberg of TEC, Inc.), Assessor's Map 38, Lot 37, zoned B-3, located at 824-828 Central Ave. & 8 Glenwood Ave.

Richard Friberg, Jim Mitchell and Mike Seekamp were present to explain the amended proposals to increase the wetlands impacts by 120 s.f. and wetlands buffers by 20 s.f.. A wetlands replication area of 5,705 s.f. is proposed. Also the amended proposal increases impervious cover from 50.6% to 50.9%, where 20% is allowed in the Secondary Groundwater Protection Zone. We were here a year ago and are back due to a redesign to accommodate a new building layout that caused a retaining wall to be straightened out. WE have received amendment approvals from Des for the AOT permit and wetlands permit. This project is near Berry's Brook so we are committed to improving the quality of water runoff and treating the water.

Donovan confirmed that the wetlands replication ratio of 2:1 is being maintained.

Joyce: Is there a monitoring requirement for the wetlands being created from any of your permits?

Seekamp: Yes we added it to our monitoring plan and it requires annual reporting.

Bird confirmed that the new building has a smaller footprint than before.

*Donovan made a motion to endorse the amended City of Dover CUP's, Kramer-Perry seconded. Vote: 6 in favor*



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### 5. REPORT FROM THE CHAIR

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

1. Letter from NH DES to Brian Short of 1 Wentworth Terrace approving a wetlands permit for a dock.
2. Letter from NH DES to Electrocraft NH on 1 Progress Drive approving a wetlands permit.

### 6. OTHER BUSINESS:

Bird distributed information on the Full Moon Snowshoe walk on March 2<sup>nd</sup> at 6:30 pm off Hillside Drive.

### 7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:10 pm.