



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, May 14, 2018
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Tristan Donovan (Vice Chair), Amy Kramer-Perry, Richard Erickson (5:35), Robert Eckert, Abby Lyon (Alternate), Jay Aube (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Chris Berry, James Hayden, John O'Connor, Bob Stowell, Ron Mercier, others

1. The meeting was convened at 5:30 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES – April 9, 2018

Eckert moved to approve the April 9, 2018 minutes, Lyon seconded. Vote: 6 in favor

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for TDAK & Company, LLC, Assessor's Map 35, Lot 57, zoned R-12, located at 99 Sixth Street.

Chris Berry was present to explain the proposal for the construction of a 345 foot long private road that impacts a Conservation District area of 20% or greater slopes. The total proposed impact is 6,200 square feet. Two driveways exist now. We are use Transfer of Development ordinance to gain density. Slopes are all man-made. Some of the disturbance is due to storm water management measures. The plans address erosion control.

Donovan: Have you done any sub-surface exploration?

Berry: Yes we have done test pits. The water table is 3 to 4 feet down.

Donovan: Have you done a slope stability analysis?

Berry: We only did a site specific slope stabilization study.

Aube: Where does storm water flow?

Berry: Down the driveways out onto Sixth Street. But most will go into the City catch basins. We have an operations and maintenance plan.

Perry: What is the purpose of the pavement between units 2 and 3?

Berry: It is a fire truck turn around.

Donovan explained that the Planning Board has scheduled a site walk on Tuesday, May 22nd at 5:30 PM and the Conservation Commission is invited to attend.

Aube: This design is a betterment of the existing situation.

Donovan: I agree with that. They have improved the storm water situation.

Aube made a motion to endorse the City of Dover Conditional Use Permit, Donovan seconded. Vote: 7 in favor



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, May 14, 2018
Meeting Time: 5:30 pm

- B. City of Dover Conditional Use Permit for Thomas Page and the Great Bay Yacht Club, Assessor's Map 8, Lot 40, zoned R-20, located at 21 Wentworth Terrace.

John O'Connor was present to explain the proposal for the construction of a 12' x 16' storage shed and a 20' x 24' wooden deck within the 100 foot Conservation District adjacent to the tidal Piscataqua River. The shed is 22 feet from the river and the deck is 25 feet from the river. This requires a DES Shoreland Permit. This a yacht club only by name, very modest. We have an existing 16' x 16' shed with stone dust around it. Deck would be where existing shed is.

Lyon: Will the deck be covered?

O'Connor: Not at this point due to cost.

Lyon: Application says lot coverage is being reduced but not if deck is covered.

O'Connor: Stone dust will be removed and replaced with loam and seed.

Lyon confirmed that they will keep the existing timber wall.

Donovan: Do they need a wetlands permit for this?

Bird: Not sure but they did apply for a shoreland permit so DES would make that determination.

O'Connor: Yes I think we got a letter from DES asking for more information.

Aube: DES views decks to impervious unless they are designed for storm water infiltration.

Donovan: They could put a layer of gravel under the deck to handle storm water.

Lyon: Will the deck have footings?

O'Connor: There will be no footings.

Bird asked if O'Connor had the letter asking for more information.

O'Connor gave the letter to Hunt and he read the letter.

Aube: Stone dust is considered impervious.

Bird: The Planning Board will have a condition that the applicant obtain the Shoreland Permit.

Donovan made a motion to endorse the City of Dover Conditional Use Permit, Erickson seconded. Vote: 7 in favor

- C. NHDES Expedited Review Wetlands Permit and City of Dover Conditional Use Permit for Ronald & Nicole Mercier, Assessor's Map B, Lot 14-C, zoned R-40, located at 120 County Farm Cross Road.

Bob Stowell was present to explain the proposal to install a new 12-foot wide driveway to access a proposed house with a permanent wetlands impact of 2,900 square feet and a wetlands buffer impact of 5,948 square feet. This used to be two lots of record but it didn't qualify for lot restoration due to a barn being built over the lot line. Building site is at the rear of the new lot. There are two wetland impact areas and 12" culverts will be installed at each crossing. Site has been disturbed for a long time and is regularly mowed.

Aube: I would like to see information on the functions and values of the wetlands.

Stowell: I don't have one but we had a pre-application meeting with DES and Planning Department.



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, May 14, 2018
Meeting Time: 5:30 pm

Hunt: It is an interesting lot configuration.

Stowell: We did multiple configurations that didn't work. We kept the wetland impact 20 feet off property line.

Aube: You don't have many options.

Stowell: We will have on-site septic system and well. Will be at Planning Board on May 22nd.

Bird confirmed with Stowell that the threshold for an expedited permit is 3,000 square feet.

Donovan made a motion to endorse the City of Dover Conditional Use Permit and NH DES Expedited Review Application, Kramer-Perry seconded. Vote: 7 in favor

5. REPORT FROM THE CHAIR

Hunt: We received an e-mail from Mike Joyce just before the meeting and he is resigning due to his job. Would either of the alternates like to become a regular member?

Lyon agreed to be a regular member, so Bird will notify the City Clerk.

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

1. Wetlands Permit from DES Wetlands for Patrick & Sarah Hourihane of 135 Spur Road.
2. Letter from DES Wetlands to Margaret & William Green of 124 Dover Neck Road, regarding enforcement inspection
3. Shoreland Permit by Notification for Olde Madbury Lane for installation of one monitoring well adjacent to Bellamy River.
4. Request for more information from DES for Dan Ayer for a dock at 100 McKone Lane.
5. Request for more information from DES for Rachel and Scott Filion at 17 Boston Harbor Road.

6. OTHER BUSINESS:

Bird informed the Conservation Commission that the waterfront public dock installation is scheduled to take place on May 23rd. City is required to notify DES also.

Aube distributed a letter from the DES Commissioner to the Conservation Commission asking for volunteers to join the LAC for the Cochecho River. He was just appointed and trying to revive the group. They review various permits to make sure the river is being protected.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:42 pm.