



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, December 9, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Jason Aube, Amy Kramer-Perry, Richard Erickson, Zach Schmidt (Alternate)

Absent (Excused): Abby Lyon

Absent (Un-excused):

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Ellie Baker, Steve Riker, Sarah Barnum, Edward Minerowicz

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

2. APPROVAL OF THE PRIOR MEETING MINUTES – November 12, 2019

Erickson moved to approve the November 12, 2019 minutes, Fellows seconded. Vote: 6 in favor, Kramer-Perry abstained

3. OLD BUSINESS:

4. NEW BUSINESS:

A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for the City of Dover (Agent: Ellie Baker, Horsley Witten Group), Assessor's Map 22, Lot 1, zoned CWD, located at 31 River Street.

Ellie Baker of Horsley Witten Group was present to explain the proposal to redevelop a City-owned parcel adjacent to Cochecho River, with regrading to raise the site elevation, shoreland stabilization and construction of a public riverfront park and docks and install a road and infrastructure network, with a permanent wetland impact of 20,196 square feet and a temporary wetlands impact of 2,658 square feet.

Bird: This is a wetlands permit and CUP for all of the wetland impacts, the shoreland stabilization, and the new docks. This planning and permitting have been going on for a couple of years with CWDAC, the consultants and the selected developer, Cathartes. This site has a long history of municipal uses that impacted the land and the soil and this plan will clean up the site for development purposes.

Baker: The site will be elevated for two reasons – to provide a soil cap to any contamination left in the ground and to raise the elevation to account for projected sea level rise. She presented various slides depicting the site, wetlands impacts, various shoreland stabilization techniques and site grading.

Fellows: What is the expected life of the colored warning fabric placed to prevent unplanned digging?

Bird: GZA said that it will be expected to last for 20-30 years. Most of the digging will occur before that.

Aube: What type of contaminants are present?

Bird: There are multiple contaminants due to the site history. There have been numerous environmental assessments completed on the site and a remedial action plan is being prepared to be submitted to DES.

Fellows: What will happen to the trees along the shore that exist?

Baker: We have a tree preservation plan prepared in consultation with permitting agencies in an effort to preserve as many of the trees that we can. Some trees that are invasive species will be removed. New trees will be planted, along with landscaping. Two endangered plant species were identified and will be protected or transplanted. Soil filled bags with plants will be placed on stone bases to stabilize the shore in some places. Near the dock a living shoreline will be installed and hard armoring will also be done.

Hunt: It is nice that the bags are porous enough to allow plants to grow but sturdy enough to last.



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Baker: The wetland scientist identified a vernal pool on the eastern end of the parcel and we have revised our plans to reduce the parking and move the boathouse to not impact that area.

Hunt: Preserving the vernal pool is good. Have you considered porous pavement in that area of parking?

Baker: We can't have porous pavement because we are not allowed to infiltrate water into the soil below.

Aube: What are your storm water treatment plans for the site?

Baker reviewed the detailed storm water features shown on the plans. The plans have been submitted to DES under the AOT permit.

Bird: The DES has had the AOT permit for a couple of months and the wetlands permit was submitted the end of October. DES has 75 days to approve permit. We wanted to get your decision now.

Fellows moved to endorse the NHDES Wetlands Permit and Conditional Use Permit as presented, Erickson seconded.

Vote: 7 in favor

- B. NHDES Standard Wetlands Permit for Timothy & Linda Gorman, Assessor's Map N, Lot 8-1-6, zoned R-40, located at 74 Saddle Trail Drive.

Steve Riker of Ambit Engineering was present to explain the proposal to construct a dock adjacent to the tidal Fresh Creek. Proposed dock has a 4' x 10' landing, a 4' x 8' accessway, a 4' x 60' fixed wood pier, a 3' x 35' seasonal aluminum gangway, and a 10' x 20' seasonal float, with a permanent tidal wetlands impact of 545 square feet and a permanent tidal buffer zone impact of 72 square feet. It is a good size lot. The dock is located to have the least impact to the salt marsh. The floating dock will have float stops.

Aube: How will the piles be installed?

Riker: We will use a vibratory hammer from a barge for those.

Hunt: Are there any state regulations about the boat sitting in the mud will tied up to the dock?

Riker: No just for the floats stops.

Schmidt: What are the piles made of?

Riker: They are yellow pine.

Fellows moved to endorse the DES Wetlands Permit as presented, Kramer-Perry seconded. Vote: 7 in favor

- C. City of Dover Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 28, owned by Stephen & Phebe Colprit Revocable Living Trust at 33 Meserve Road, zoned R-40, and Assessor's Map I, Lot 29, owned by David & Laurie Landry at 17 Spruce Lane, zoned R-40.

Sarah Barnum of Normandeau Associates and Ed Minerowicz of Eversource were present to explain the proposal to replace two existing utility pole structures in a utility easement, with temporary wetland impacts of 5,389 square feet and temporary 50-foot wetland buffer impacts of 29,410 square feet.

Barnum: The wetland buffer impacts are only 4,577 square feet, not the number on the agenda. Timber mats will be placed on the access roads.

Hunt confirmed that the new single wooden poles will be placed within a few feet of the existing poles.

Minerowicz: The installation will happen in the winter when the ground is frozen to lessen impacts.



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Aube confirmed that the standard erosion and sediment control measures will be used.

Aube moved to endorse the Conditional Use Permit as presented, Atwood seconded. Vote: 7 in favor

D. Vote on request for expenditure from the Conservation Fund for:

1. Expenditure to hire Forest Land Improvement, Inc. to prepare a Forest Management Plan for City Parcels off Tolend Road - \$4,240

Fellows explained this is a contract for the preparation of a forest management plan for City parcels around the Tolend Road landfill. We went out to bid and had one reply. After an interview we decided to contract with this forester, who came highly recommended. He has done work for municipalities and land trusts.

Hunt: Any idea why we got only one response?

Fellows: One of the foresters was too busy but others may not enjoy working with municipalities. He has relationships with logging companies. We would like to use any proceeds for more management plans or planting urban street trees.

Schmidt motioned to approve the requested expenditures of \$4,240 from the Conservation Fund, Erickson seconded. Vote: 7 in favor.

5. REPORT FROM THE CHAIR

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

- Letter from DES to Cocheco Country Club regarding a potential violation for wetlands disturbance.
- Letter from NHACC with copy of publication "Trails for People and Wildlife"

6. OTHER BUSINESS:

A. Discussion on ideas for amendments to Wetlands Protection District, Conservation District, and Groundwater Protection Ordinances

Bird explained that the Planning Board is soliciting ideas for any potential amendments that the Conservation Commission wants to make to the environmental ordinances like wetlands, conservation or groundwater protection districts. Bird e-mailed the 3 ordinances to members.

Fellows: I looked them and had no issues with them.

Aube: We did run into an issue on an application where the front building setback requirement was pushing the building further into the Conservation District. The issue was CUP versus variance.

B. Mark Your Calendar for Planning Board Meet and Greet – Tuesday, January 14, 2020 at 5:30 PM

Bird asked members to RSVP to him by January 7th if they plan to attend.

Bird distributed copies of the 2020 meeting schedule. The only meeting not on the 2nd Monday is October, which is on a Tuesday.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:00 pm.