



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, August 13, 2018
Meeting Time: 5:30 pm

MEMBERS PRESENT: Tristan Donovan (Vice Chair), Steve Fellows, Abby Lyon, Amy Kramer-Perry

STAFF PRESENT: Steve Bird (City Planner); Gretchen Young (Assistant City Engineer)

OTHERS PRESENT: Marcia Gasses (City Council Rep), Tim Patterson, Dave Hogue, Matt Randall, Bill Hopkins, Cory Belden, Chad Kageleiry, others

1. The meeting was convened at 5:31 PM and a roll call was done.

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

Fellows moved to approve the July 9, 2018 minutes, Lyon seconded. Vote: 4 in favor

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

- A. NHDES Wetlands Permit and City of Dover Conditional Use Permit for Tim Patterson/Unitil, in an existing utility easement on 15 properties on Ivan's Lane, Dover Point Road, Toftree Lane, and Constitution Lane.

Tim Patterson of Unitil and Dave Hogue were present to explain the proposal to install 3,351 lineal feet of 12" steel gas pipeline underground adjacent to the existing pipeline. Wetland buffer impacts are 18,097 sq. ft. temporary and 1,580 sq. ft. permanent. Conservation District impacts along Varney Brook are 11,278 sq. ft. temporary and 1,580 sq. ft. permanent. 113 feet of the bank of Varney Brook will be rebuilt. We are replacing a 6" pipe that was installed in 1982. It starts at the Varney Brook pump station. We are removing vegetation along the banks of Varney Brook and will replace it with stone rip rap to stabilize the bank. Most of the work will involve open trenches but there will be an 800 foot section that will be horizontal directional drill.

Kramer-Perry: What is the slope of the bank?

Hogue: It is a 2:1 slope.

Donovan: I highly recommend the use of vegetation in place of the rip rap since that is what exists. You can use a vegetative mat. Do you need a SWMP?

Hogue: No SWMP is required since it is less than an acre but we will use the same techniques. We can look at using vegetation.

Donovan: Will the existing line be abandoned and removed or left in place?

Patterson: It will remain in place when abandoned.

Kramer-Perry: How long will the drilling take?

Hogue: About 3-4 days.

Fellows: How long will each phase take?

Patterson: Each phase will take a year.

Fellows made a motion to endorse the NHDES Wetlands Permit and City of Dover Conditional Use Permit, with the condition that vegetated stabilization is used as opposed to hard stabilization, Lyon seconded. Vote: 4 in favor



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- B. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for Marker 44 Holdings, LLC, Assessor's Map 24 Lot 115B, zoned CBD-G & CWD, located at 87 Portland Avenue and Cocheco Street.

Matt Randall of Civilworks was present the proposal to install utilities, walking path, parking, retaining walls and site grading for a residential project. Impacts include 9,950 sq. ft. of 20% slope, 150 sq. ft. of Conservation District within 100 feet of Cocheco River, 11,017 sq. ft. of wetland buffer impact, 181 sq. ft. of permanent wetland impact and 589 sq. ft. of temporary wetland impact. 32 units of multi-family housing is proposed. We will have porous pavement in the parking lots. The wetlands are low value. The 20% slopes are manmade. The tidal buffer work is actually pavement within Cocheco Street to do sewer work.

Donovan: Will the parking lots have curbs?

Randall: Yes they will be curbed.

Lyon: Do you have a storm water management plan?

Randall: Yes in the drainage plan is an operations and management plan.

Donovan: What will happen to the steep slopes?

Randall: They will be graded away so that in the end there will be no steep slopes.

Fellows confirmed that the project had been to TRC already.

Donovan: You are eliminating the steep slopes and have addressed storm water management.

Fellows made a motion to endorse the NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit, Kramer-Perry seconded. Vote: 4 in favor

Donovan signed five copies of the application.

- C. City of Dover Conditional Use Permit for Summit Land Development, Assessor's Map K, Lot 19-4, zoned ETP & RCM, located at Pointe Place.

Cory Belden of Altus Engineering and Chad Kageleiry of Summit were present to explain the proposal to build a retaining wall and driveway for a mixed use project, with a wetland buffer impact of 4,000 square feet. The status of the first three stages was reviewed. This application involves the three buildings on the south side of Pointe Place. In order to reduce impervious surfaces we are having underground parking – 74 spaces. There are no new outfalls within the wetlands buffer, we are using existing outfalls. There are impacts to wetland buffers only, no wetland impacts.

Kageleiry: The driveway location really can't be altered as we want to keep a four way intersection.

Belden: Part of the lot is in a conservation easement.

Donovan: Is the driveway curbed?

Belden: Yes it will drain to a rain garden.

Fellows: Would it be practical to eliminate the driveway out onto Pointe Place in this location and just have one driveway?



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Kageleiry: You can't do that because Fire wants two access points.

Fellows made a motion to endorse the City of Dover Conditional Use Permit, Lyon seconded. Vote: 4 in favor

- D. NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit for the City of Dover, located along Spruce Lane between Partridge Lane and Mast Road.

Gretchen Young was present to explain the proposal for the installation of a sidewalk on the north side of Spruce Lane, with 1,300 square feet of permanent wetland impact. This has been planned for years. I was before you about 18 months ago for the drainage wetland impacts. There is strong neighborhood desire for a sidewalk in this area. I have spoken with DES and they understand that this is not incremental impact.

Gasses: The sidewalk is really needed due to traffic from schools and there are a lot of pedestrians.

Young: We will need retaining walls in a few locations. We will need an AOT permit.

Donovan: It looks like you are just impacting edges of wetlands.

Fellows made a motion to endorse the NHDES Expedited Wetlands Permit and City of Dover Conditional Use Permit, Lyon seconded. Vote: 4 in favor

Donovan signed five copies of the application.

5. REPORT FROM THE CHAIR

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

Bird indicated that he had no correspondence this month.

6. OTHER BUSINESS:

Lyon: The Cochecho River Advisory Committee has been formed and will meet soon.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:50 pm.