



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, September 10, 2018
Meeting Time: 5:30 pm

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

STAFF PRESENT: Steve Bird (City Planner), Dave White (City Engineer)

OTHERS PRESENT: Christian Smith, Jim Gove

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

2. APPROVAL OF THE PRIOR MEETING MINUTES – August 13, 2018

Fellows moved to approve the August 13, 2018 minutes, Kramer-Perry seconded. Vote: 7 in favor

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for Dovester Holdings, LLC, Assessor's Map 20, Lot 41, zoned CBD-G, located at 24 Hanson Street.

Christian Smith of Beals Associates was present to explain the proposal to construct a 6-unit apartment building and 17 parking spaces, with wetland buffer impacts of 127 sq. ft. and Conservation District (20% slopes) impacts of 830 sq. ft. Seven parking spaces were placed under building that was relocated closer to the street. There is no stormwater treatment today but we are adding modern stormwater system.

Kramer-Perry: What will the surface of the parking lot be?

Smith: The parking is gravel now but it will be paved.

Donovan: How high are the proposed retaining walls?

Smith: Up to 8 feet tall.

Donovan: I would recommend footing drains in the retaining walls.

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

Donovan recused himself from the next agenda item due to a conflict of interest and Fellows took over as Chair.

- B. NHDES Expedited Review Wetlands Permit for the City of Dover, owned by the City of Dover, Assessor's Map 2, Lot 36, zoned CBD, located at 2 Central Avenue.

Donovan stepped down as he works for Tighe & Bond, the company that prepared the plans and Fellows was acting Chair.

Dave White, City Engineer, was present to explain the proposal is to repair a retaining wall adjacent to the Central Falls Dam on the Cochecho River, with no permanent wetlands impact. We are working with state agencies on project. The failing wall is behind the fish ladder. We are replacing the brick wall with a concrete wall. The existing wall was part of a building foundation and not designed as a retaining wall. Fish & Game is concerned with potential damage to fish ladder.

Erickson: How much of the wall will be removed?



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White: Entire wall will be replaced. Existing granite blocks will be reused on park adjacent to site and on waterfront.

Kramer-Perry: What is the timeframe of the work?

White: As soon as the permitting allows. Hopefully by January.

Aube: Are you worried about impacts of a storm when area is exposed during construction?

White: There is a plan for erosion control measures during construction.

Erickson made a motion to endorse the NHDES Expedited Wetlands Permit, Kramer-Perry seconded. Vote: 6 in favor

Fellows signed five copies of the application.

Donovan resumed the Chair.

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:

Bird informed members about the following:

- OLC Cochecho River Kayak Tour on September 16th at 2:30 pm.
- DES Drinking Water Supply Lands Workshop on September 24th in Rochester.
- NHACC Annual Meeting on Saturday, November 3rd.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 5:58 pm.