



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, January 14, 2019
Meeting Time: 5:30 pm

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

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Steve Riker, Hannah Giovannucci, Steve Haight, Ashley Rowe, Rick Schnable

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

2. ANNUAL NOMINATIONS AND ELECTION OF OFFICERS FOR 2019

Hunt stated that nominations for the three officer positions were open. Is anyone interested in any of the positions? Discussion ensued.

Donovan moved to nominate Hunt as Chair, Fellows as Vice Chair and Atwood as Secretary, Erickson seconded. Vote: 7 in favor

3. APPROVAL OF THE PRIOR MEETING MINUTES – December 10, 2018

Donovan moved to approve the December 10, 2018 minutes, Erickson seconded. Vote: 7 in favor

4. OLD BUSINESS:

5. NEW BUSINESS:

- A. NHDES Standard Wetlands Permit for Daniel Meyers Revocable Living Trust, Assessor's Map N-8, Lot 1-3, zoned R-40, located at 44 Saddle Trail Drive.

Steve Riker was present to explain the proposal to construct a tidal dock adjacent to the tidal Fresh Creek. Proposed dock has a 4' x 16' access way, a 4' x 24' fixed wood pier, a 3' x 30' seasonal aluminum gangway, and a 10' x 20' seasonal float, with a permanent tidal wetlands impact of 386 square feet and a permanent tidal buffer zone impact of 64 square feet. The design includes float stops to keep float off mud. Application is under review by DES. We are avoiding tree impacts.

Donovan: It is not clear how the mooring chain is intended to work. A roller is shown, but what keeps the dock attached?

Riker: Good point. It probably should show that they are attached by a hinge.

Erickson confirmed with Riker that the plan meets the requirements from Amy Lamb.

Hunt: What are the piles made of?

Riker: The piles are going to yellow pine and driven to refusal.

Donovan made a motion to endorse the NHDES Wetlands Permit, with the condition that the gangway and dock connection be a hinge instead of a roller, Aube seconded. Vote: 7 in favor

- B. NHDES Standard Wetlands Permit for Dover Point Properties Development, LLC, Assessor's Map L-89, Lot G-13, zoned R-20, located at 39 Shore Lane.

Steve Riker was present to explain the proposal to construct a tidal dock adjacent to the tidal Piscataqua River. Proposed dock has a 4' x 95' access way, a 4' x 145' fixed wood pier, a 3' x 40' seasonal aluminum gangway, and a 10' x 40' seasonal float, with a permanent tidal wetlands impact of 1,100 square feet, a permanent freshwater wetland impact of 380 square feet and a permanent tidal buffer zone impact of 48 square feet. House is under construction. Dock is fairly long. DES wanted the crossing in the narrowest portion of the tidal wetlands. There are no float stops. The harbormaster has approved the location.

Donovan: I appreciate the care that was taken in locating the dock, with the least impacting location.



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Bird confirmed with Riker that there were going to be two slips.

Bird: What is the balance between the length of the dock versus having a float resting on the mud?

Riker: That is a good question and one that is part of design consideration and discussions with DES. We try to strike a balance to keep the dock design so that DES will approve.

Donovan made a motion to endorse the NHDES Wetlands Permit, Erickson seconded. Vote: 7 in favor

- C. City of Dover Conditional Use Permit for Lilac Garden LLC, Assessor's Map H, Lot 35-D, zoned RM-SU, located on Lilac Lane.

Hannah Giovannucci was present to explain the proposal to construct a trash compactor area for the housing complex, with 237 sq. ft. of impervious area and 5,057 sq. ft. of 50 foot wetland buffer impact. The compactor will replace five dumpsters used now. Site was previously disturbed by construction. There are two parking spaces for residents to use. The 22 foot wide driveway is less than required by code but we wanted to minimize wetland buffer impacts so a waiver will be requested. We are avoiding buffer impacts as much as possible. Storm water design meets the standards. The dumpsters will be removed.

Aube: Do the plans call for the maintenance of the bio-retention areas?

Giovannucci: The plans do not include that.

Donovan: Is this location the least impacting alternative and what is the justification?

Giovannucci: This is a more central location that is convenient for the residents.

Hunt: Explain how the storm water design works.

Giovannucci: The water is directed towards the bio-retention areas so that it doesn't go into the road.

Bird: The trash compactor will help with the litter that comes with five dumpsters.

Aube made a motion to endorse the City of Dover Conditional Use Permit, with a condition that the plan details be amended to include maintenance of the bio-retention areas, Donovan seconded. Vote: 7 in favor

- D. City of Dover Conditional Use Permit for DMC Real Estate Holdings, LLC, Assessor's Map H, Lot 33, zoned B-4, located at 67 Knox Marsh Road.

Steve Haight was present to explain the proposal to construct an urgent care animal hospital with drainage facilities, utilities and grading impacting 11,240 sq. ft. of 50 foot wetland buffer. The original site plan was approved in 2010. We have reduced impacts from the 2010 plans by 45%. Wetlands were newly delineated. It is a much smaller building now. All site drainage is treated. The building has two phases. The plan has been to TRC already. The wetland buffer impacts are for storm water infrastructure. We have an operation and maintenance plan for storm water and landscaping.

Kramer-Perry: Why didn't the original plan get built?

Haight: The owner couldn't find tenants for the building that was approved.

Donovan: Does the detention pond have free board?

Haight: Yes it is designed to handle a 50-year storm and designed to AOT standards. All catch basins have oil/gas separators.

Bird: Explain what the conservation area means.

Haight: There is a deed restriction that was put in place in 2010 that is recorded at the Registry of Deeds.

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



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- E. City of Dover Conditional Use Permit for Donald R. & Dawn M. Barker, Assessor's Map B, Lot 12-B, zoned R-40, located at 94 County Farm Cross Road.

Ashley Rowe of Norway Plains Associates was present to explain the proposal for the replacement of a failed septic system with a new septic system 43.8 feet from a wetland, where 75 feet is required. There is no location on the lot that would meet the setback requirements. It is only the septic tank that is within 75 feet, not the leach field. House was built in 1965 and the existing tank is original. The tank is located behind the house. The new tank will be sealed and coated because it is too close to the well.

Hunt confirmed with Rowe that there will be a pump from the tank to the leach field.

Rowe: The leach field will be narrow and raised.

Donovan: I think you did the best you could for a location.

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

6. REPORT FROM THE CHAIR

- A. Review of Correspondence Received From NH Department of Environmental Services: None

7. OTHER BUSINESS:

Bird: We met with Kyle Pimental from SRPC last week to discuss incorporating climate change into the criteria that OLC uses to assess properties under consideration for protection. Looking for Conservation Commission feedback. With Lyon absent, we can delay this to the February agenda for a more complete discussion.

Fellows: I wanted to ask about the status of the inventory of city forest land from the last meeting.

Bird: I have not had a chance to meet with John Storer since the last meeting. However I have sent him a meeting invite for next week so we should put that topic on the next agenda.

8. ADJOURNMENT

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