



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, April 8, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Robert Atwood (Acting Chair), Tristan Donovan, Amy Kramer Perry, Abby Lyon, Richard Erickson, Jason Aube (Alternate)

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Sarah Barnum, Matt Cardin, Matt Flanders, Steve Haight, James Olcott, Rick Schnable, others

In the absence of the Chair and Vice Chair, Robert Atwood, Secretary, will be the acting Chair.

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

2. APPROVAL OF THE PRIOR MEETING MINUTES – March 11, 2019

Lyon moved to approve the March 11, 2019 minutes, Kramer-Perry seconded. Vote: 5 in favor, Donovan abstained.

3. OLD BUSINESS:

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 29, owned by David & Laurie Landry at 17 Spruce Lane, zoned R-40, and Assessor's Map I, Lot 29-D, owned by Christopher Lacasse at 19 Spruce Lane, zoned R-40.

Sarah Barnum of Normandeau Associates and Matt Cardin and Matt Flanders of Eversource were present to explain the proposal to replace an existing utility pole structure in a utility easement, within a 50-foot wetlands buffer. Temporary wetland buffer impacts are 4,461 square feet. Access will be off of Spruce Lane with a gravel driveway. Will be using temporary timber mats around the pole site. Standard erosion and sediment control measures will be used. Normandeau will monitor construction during the project. We hope to start in late May or early June.

Donovan: What structure is being replaced?

Cardin: The existing poles are wooden and new poles will be steel.

Kramer-Perry: Do you use a different technique now to install the poles?

Cardin: Yes we have less impact by using an auger for the holes and then remove the old poles.

Bird: How close is the proposed access point to the existing residential driveway and could it be used?

Cardin: It is right next to the driveway but we don't want to use it due to the impact our equipment would have.

Bird: You might want to reach out to the two property owners soon because they will be receiving notices soon.

Donovan made a motion to endorse the City of Dover CUP, Aube seconded. Vote: 6 in favor

Donovan stepped down on the next agenda item due to a conflict of interest.

- B. Preliminary Discussion on two City of Dover Conditional Use Permits and two NHDES Wetland Permits for Little Bay Marina & Development, LLC, Assessor's Map 8, Lots 9, 10, 11 & 12, zoned LBW, located at 421, 423, 425 & 427 Dover Point Road.

Steve Haight of Civilworks and James Olcott of TM Marine Construction were present to explain the proposal for 23 multi-family units in 5 buildings, 1 mixed use building, and associated parking and drainage creating 2,304 sq. ft. of wetlands impact, 15,579 sq. ft. of 50 foot wetland buffer impact and 58,203 sq. ft. of Conservation District impact on tidal Little Bay. Additionally 4,300 sq. ft. of a soil causeway is proposed to be replaced in the Conservation District. DES wants to have both projects go through the process together. The number of boat slips will stay at 45. There is no storm water treatment now but all water will be treated by this plan. The second



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DES Wetlands application will be submitted next week. We are proposing hard armoring (rip rap) for the breakwater, but DES is pushing for living shoreline.

Aube: What is amount of proposed impervious surface and how does it compare to existing conditions?

Haight: Proposed impervious exceeds the pre-construction amount. We are proposing some porous pavement, grass pavers, and treatment swales. We have met with DES Alteration of Terrain staff. All the existing boat storage will go away, boats will have to be in the water or stored elsewhere.

Lyon: Who will be responsible for maintenance of the porous pavement?

Haight: The homeowner association will be responsible.

Kramer-Perry: Where will marina customers that have boats park?

Haight pointed out the grass pavers parking spaces near the water.

Lyon: What will the first floor in the residential units be used for?

Haight: If you look at the floor plans you can see that there will be two parking spaces and some living space.

Aube: Is there an opportunity for planting native vegetation on site?

Haight: The landscape plans shows the lawn areas and the landscaping.

Aube: I would like to see you reduce the lawn areas and put in native plantings, especially near the water.

Lyon: The native plants will help provide more flood protection.

Haight: We have a grassed treatment swale on the west side.

Atwood: Where would the boat trailers be parked?

Haight: Boat trailers will not be parked on-site.

Lyon: Explain the decision on where to have porous pavement.

Haight: Standard pavement will be used on drive aisles but porous pavement will be used for parking spaces. That is due to the wear and tear.

Lyon: Can we make some recommendations related to maintenance?

Bird: Yes as part of your recommendations to the Planning Board you can add specific maintenance recommendations that the Planning Board can add to the conditions of approval.

Haight: We have prepared an operation and maintenance plan that is required to address some of those items.

Conservation Commission discussed the need for a site walk and the consensus was to attend a site walk if the Planning Board decided to have one. This would occur prior to the next meeting on May 13th.

5. REPORT FROM THE CHAIR

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

1. Ambit Engineering letter to DES with more information for Kimberly Wesson at 407 Dover Point Road for seawall.



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6. OTHER BUSINESS:

A. Update on Forest Management Sub-committee Meeting Held on April 1, 2019

Bird: The sub-committee meeting held their second meeting. Andy Fast and John Storer attended and were very helpful. They provided advice on forest management and street trees. There is no real budget for tree management so they will look for grant opportunities. Urban Forestry staff and Dean Peschel will be invited to next meeting.

Atwood: Storer was really focused on the street trees in the urban area that are in need of maintenance.

B. Discussion on Funding for Membership in NH Association of Conservation Commissions

Bird: The City Manager's budget includes membership in the NHACC from the general fund.

Donovan announced that he will be resigning from the Conservation Commission due to moving out of Dover for a new job in Boston.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:32 pm.