



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, May 13, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair); Steve Fellows (Vice Chair); Amy Kramer Perry, Abby Lyon, Jason Aube, Zach Schmidt (Alternate)

Absent (Excused): Robert Atwood

Absent (Un-excused): Richard Erickson

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Steve Haight, Art Williams, Brian Stern (by telephone), Leslie Herd, Ken Herd

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

2. APPROVAL OF THE PRIOR MEETING MINUTES – April 8, 2019

Lyon moved to approve the April 8, 2019 minutes, Kramer-Perry seconded. Vote: 3 in favor, 3 abstained.

3. OLD BUSINESS:

4. NEW BUSINESS:

- A. Request for 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 was 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 to be replaced in the Conservation District. DES wants to have both projects go together. There is no storm water treatment now but all water will be treated by this plan. The second DES Wetlands application was submitted. We added wetland seed mix along the shoreline and in the detention pond area based on input we received last month. There will be some porous pavement and grass pavers.

Bird: The Planning Board held a site walk on April 30th but no one from the Conservation Commission attended.

Hunt: What is a grass paver?

Haight: It is a plastic structure with soil that is planted with grass to provide a solid surface for parking. The existing gas tank will be removed.

Schmidt confirmed with Haight that all houses will be hooked into the municipal water and sewer system.

Lyon: What provisions have you made to account for sea level rise?

Haight: We have raised the elevation to 11 feet for the closest buildings. The flood elevation is 6 feet so that is at least 5 feet higher. That is based on a recommendation from DES AOT.

Bird: The flood zoning requires new building be a minimum of 2 feet above the base flood elevation. Could the site plan portion of this project proceed without the causeway improvements being completed?

Haight: Yes they are mutually exclusive.

Aube: What are the plans for maintaining the porous pavement and other drainage facilities?

Haight: Their maintenance is covered in the required operation and maintenance plan and included in the condominium documents as their responsibility. All sidewalks are also pervious.

Fellows moved to endorse the Conditional Use Permits as presented, Schmidt seconded. Vote: 5 in favor, Lyon opposed

Fellows moved to endorse the DES Wetlands Permits, Kramer-Perry seconded. Vote: 5 in favor, Lyon opposed



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- B. Request for Approval of a Forest Management Plan for Timber Harvest, as prepared by professional forester Daniel Nickerson, on a Conservation Easement for Art and Birgit Williams, 160 Varney Road, Assessor's Map A, Lot 32-B. Conservation easement (17.4 acres) obtained on 1/20/05 and held by City of Dover Conservation Commission.

Art Williams was present to explain the forest management plan for the property. There are looming pine trees near the house that are being removed. The timber harvest is selective and only a small number of trees are being removed now. I hired a forester to come in and mark the trees to be taken. He prepared the letter and list of trees.

Hunt: What kind of equipment will be used for the tree harvest?

Williams: Only one skidder will be used to remove trees and taken to the landing area near the driveway.

Hunt: When will the work be done?

Williams: Soon since there is no wetland to be crossed. I will use the limbs for my wood furnace.

Fellows: I looked at the conservation easement deed and under forestry requirements it states that the plan shall include statements that the plan meets the easement requirements and that it is consistent with the easement goals.

Hunt: I am concerned about the leftover slash in terms of a fire hazard.

Williams: Any leftover trees or limbs will be cut into lengths of 4 feet and placed in plies to be burned as firewood.

Fellows moved to approve the forest management plan with the condition that the forester amend his letter to specifically address the deed requirements of section 2-A:3, Lyon seconded. Vote: 6 in favor

- C. Request for Approval of a Forest Management Plan for Timber Harvest, as prepared by professional forester Charles Moreno, on a Conservation Easement for Brian Stern, Tolend Road, Assessor's Map E, Lot 47-1. Conservation easements (30.62 acres) obtained on 9/19/06 and 2/16/17 and held by City of Dover Conservation Commission.

Bird explained that the forester could not attend and the owner is in Germany but will participate by telephone. The plan is very detailed and I will display it on the TV screen. The conservation easement covers a portion of the property but the plan covers the entire property.

Stern (via telephone): I had a prior management plan and timber harvest 15 years ago. Moreno felt I was overdue for another selective harvest. The plan does a good job of my objectives on pages 14 & 15. NRCS is involved.

Fellows: Are invasive species a priority?

Stern: Yes the plan address the types and locations of invasive species. Trees to be removed will be individually marked to make sure the logger knows.

Hunt: Have you considered working with the NE Cottontail program for your land?

Stern: I am familiar with it and practice many of the same techniques already, but I didn't want the restrictions.

Aube: When will the harvest take place?

Stern: It will be weather dependent so no schedule yet.

Bird: Do you know who the logger will be yet?

Stern: No it will be one that Moreno uses so it will be someone I can rely on.

Fellows: I am impressed with the details of the plan and all the maps. The City can use this as a model.

Stern: The NRCS has new requirements for plans to be more detailed.



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Bird: Does the plan address the easement deed language about 50 foot buffer to Horn Brook and 100 foot buffer to Cochecho River?

Stern: The Cochecho River is specially mentioned. Nothing will be a full cut. All trees are individually marked.

Lyon moved to approve the forest management plan as submitted, Fellows seconded. Vote: 6 in favor

5. REPORT FROM THE CHAIR

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

Letter from DES to Cochecho Country Club about a potential wetlands violations on Gulf Road.

6. OTHER BUSINESS:

A. Update on Forest Management Sub-committee Meeting Held on May 6, 2019

Fellows: The sub-committee meeting held their third meeting. AJ Dupere of the Urban Forestry Center and Dean Peschel attended and were very helpful. They provided advice on forest management and street trees. We are looking at a group of parcels near the Tolend Road landfill. We did a site walk this morning with Andy Fast and Peschel to assess potential for timber harvest. Next step is doing RFP for hiring forester.

B. Discussion on Conservation Commission conducting easement monitoring visit to Washington Highlands conservation easement on Morrison Lane

Bird explained that the City holds a conservation easement on 23 acres owned by an HOA on Morrison Lane. Conservation Commission approved a management plan on October 13, 2015 after years of discussions. It was a long and difficult process for many reasons. The HOA was supposed to return in one year to update you on the status of the plan but that didn't happen and I did not follow up with them. I would propose that the Conservation Commission conduct an easement monitoring visit as soon as I can make arrangements with the HOA.

Discussed dates and times. Preferences are weeknights, Mondays, at 5:30. Bird will e-mail two potential dates.

C. NH Coastal Program climate assistance opportunity

Bird distributed an e-mail he received from Lisa Wise explaining assistance available to incorporate climate change into conservation planning.

Bird distributed a flyer for a Community Trail Trash Takedown on Saturday, June 1st from 10:00 to noon.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:40 pm.