



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, August 12, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Robert Atwood (Secretary), Abby Lyon, Richard Erickson, Amy Kramer Perry, Jason Aube, Zach Schmidt (Alternate)

Absent (Excused): Bill Hunt, Steve Fellows

Absent (Un-excused):

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Alex Ross, Annie Gorman, Marc Jacobs, Steve Haight, Sean Manning, others

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

2. APPROVAL OF THE PRIOR MEETING MINUTES – June 10, 2019

Erickson moved to approve the June 10, 2019 minutes, Lyon seconded. Vote: 4 in favor, Aube and Schmidt abstained

3. OLD BUSINESS:

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit and NHDES Wetlands Permit for Alex Ross (Owner: David Fonseca, III & Martha Werler), Assessor's Map L, Lot 91, zoned R-20, located at 17 Riverside Drive.

Alex Ross, Annie Gorman & Marc Jacobs were present to explain the proposal to remove an existing barn and construct a new house partially within the 100' Conservation District adjacent to tidal Piscataqua River. House would be 88' from the river, with 455 sq. ft. of new house within Conservation District. Previous owner installed municipal water and sewer a decade ago. A larger house was proposed and approved in 2007 but never built. The existing house will remain but two portions will be removed to reduce size and be used for storage. New house will be in the location where barn will be removed. City has a drainage easement and culvert on the parcel that limits the house location.

Lyon: Will the site remain forested as it is now?

Ross: In the tidal buffer zone we indicated which trees will remain for permitting purposes but the other existing trees will largely remain.

Aube: What are the existing and proposed impervious areas?

Ross: The calculations are on sheet 2. There is a decrease.

Atwood: Did you consider removing the existing house entirely?

Ross: The house is close to the lot line and has a full foundation under the main house that will remain, so we are concerned that removing the house would cause more disturbance.

Kramer-Perry pointed out that the proposed house is considerably larger than the barn.

Aube: Did you explore opportunities for storm water management? How will the driveway flow be handled?

Ross: House is designed to direct the roof run-off to the rear. Driveway is gravel. We met with DES staff.

Lyon: Will the area where the existing house sections are to be removed be replanted?

Jacobs: I have developed a planting plan for those areas that has shrubs and trees, but it is not shown on plan.

Bird determined that both the wetlands and shoreland permits have been submitted to the City Clerk and DES.

Erickson moved to endorse the Conditional Use Permit and NHDES Wetlands Permit with the condition that a landscaping plan as presented be added to the plans, Kramer-Perry seconded. Vote: 6 in favor



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- B. City of Dover Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A, zoned R-12, located on Snow's Court.

The proposal is for the construction of a two family dwelling within the 100 foot Conservation District adjacent to the Cochecho River. House would be 70 feet and site grading would be 55 feet from the river, with 1,953 square feet of disturbance in the Conservation District.

- C. City of Dover Conditional Use Permit for STF Development Corp., Assessor's Map 32, Lot 35A-1, zoned R-12, located on Snow's Court.

The proposal is for the construction of a 70 square foot public kayak storage building and gravel trail within the 100 foot Conservation District adjacent to the Cochecho River. The building is proposed to be 57 feet from the river, with 5,334 square feet of disturbance in the Conservation District.

No one was present to represent the applicant for agenda items B and C.

Erickson moved to table the Conditional Use Permit applications for items B and C until September 9th, Lyon seconded. Vote: 6 in favor

- D. City of Dover Conditional Use Permit for White Birch Ammo, LLC (Owner: 76 Industrial Park, LLC, Assessor's Map G, Lot 3-A-1, zoned I-2, located on Industrial Park Drive.

Steve Haight and Sean Manning were present to explain the proposal for the construction of a driveway and associated grading and drainage impacting wetlands buffer. The original impact was 23,932 square feet, but after TRC last week the building was made smaller and the drainage was pulled back to reduce the impact to 11,667 square feet. All drainage from the site will go through the detention pond. No AOT or wetlands permit is required. Revised plans went to TRC.

Lyon: Proposed snow storage is right up against the wetlands. Can it be moved?

Haight: The snow plow driver will likely push snow straight back from the driveway and off the cul-de-sac.

Bird: Is the pavement needed for truck deliveries?

Haight: Yes and also to accommodate fire truck turning radius.

Lyon: Why so much parking provided?

Manning: It is not only a shooting range but some retail, training rooms and conference rooms.

Lyon moved to endorse the Conditional Use Permit as presented, Kramer-Perry seconded. Vote: 6 in favor

- E. Vote on request for expenditures from the Conservation Fund for:

1. Cassily Parcel Field Mowing by Bob Sherwood Landscape Co. - \$300

Bird explained that this is the semi-annual request to pay of the mowing of the field as required in the management plan approved by the State. Conservation Fund has approximately \$482,000 balance.

Aube moved to approve the expenditure of \$300 from the Conservation Fund, Lyon seconded. Vote: 6 in favor

- F. Request for Approval of Non-Licensed Professional Forester for Preparation of Forest Management Plan – Nathan Corbran of Sweets Logging and Land Clearing

Bird explained that a landowner of a parcel on Sixth Street on which the City holds a conservation easement wants to hire a person that is not a licensed professional forester to prepare a forest management plan. The deed allows for the Conservation Commission to approve in advance other qualified persons.



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Aube moved to approve Nat Corbran to prepare the forest management plan as requested, Lyon seconded. Vote: 6 in favor

5. REPORT FROM THE CHAIR

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

Wetlands Permit from DES to MGLT & Sons Property LLC of 13 Cote Drive for replacement deck.

Two letters from NHDOT notifying the City about culvert headwall replacements on Route 108 and Route 155.

6. OTHER BUSINESS:

A. Update on Forest Management Sub-committee Meeting Held on August 5, 2019

Atwood: We mainly discussed the draft RFP document and will have it reviewed by the Purchasing Agent and Andy Fast.

Bird: I did talk to Purchasing Agent this afternoon and she is making some changes and then I will send it to Fast for his input. We hope to come to the September meeting to get your approval.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:40 pm.