



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Tuesday, November 12, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Abby Lyon, Jason Aube, Richard Erickson, Zach Schmidt (Alternate)

Absent (Excused): Amy Kramer-Perry

Absent (Un-excused):

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Anna Boudreau, Jennifer Morin, Butch Langlois, Steve Haight, Thomas Page, Sarah Barnum

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

2. APPROVAL OF THE PRIOR MEETING MINUTES – October 7, 2019

Lyon moved to approve the October 7, 2019 minutes, Fellows seconded. Vote: 6 in favor, Erickson abstained

3. OLD BUSINESS:

4. NEW BUSINESS:

- A. Public Hearing, in accordance with RSA 36-A:5, for the purpose of receiving public input on a proposal to expend \$150,000 from the Conservation Fund to purchase a conservation easement on a 20.4 acre parcel of land between 335 & 371 Tolend Road. The parcel is known as Map C, Lot 48 and is owned by Jennifer Morin. Conservation Commission vote to follow public hearing.

Bird pointed out the handouts that include the letter that was sent to abutters inviting them to this public hearing and a sheet listing the conservation land value attributes prepared by Truslow Resource Consulting and introduced Anna Boudreau, Open Lands Committee Chair, to explain the proposed conservation easement project.

Boudreau described how the property abuts other conserved properties and reviewed the natural resource attributes. We have worked with the family for a number of years and are happy to finally get to this point of moving forward.

Morin: I grew up on this property. There is quite a bit of wildlife on the property. I appreciate living in a community that values preserving open land like this. Thanks to Boudreau, Bird and the OLC for all their work to get this far.

Lyon: Who will hold the easement?

Boudreau: The City, through the Conservation Commission, will hold it.

Fellows: What are the anticipated activities on the property?

Morin: I will continue to mow the field, trim back trees and deal with fallen trees. I may look at doing a timber harvest at some point in the future.

Hunt opened the public hearing to any abutters that wished to speak, but there were none.

Schmidt: What is the average cost per acre of these easements?

Bird: Generally easements along water are higher, but this one is right in the middle of what we have paid. The Conservation Fund currently has approximately \$496,000 available to spend.

Fellows: This seems to be a good use for the Conservation Fund and is an ideal parcel for conservation.



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*Erickson motioned to approve the requested expenditure of \$150,000 from the Conservation Fund, Lyon seconded.
Vote: 7 in favor.*

- B. City of Dover Conditional Use Permit for 46 Venture Drive Properties, LLC (Owner: Hussey Manufacturing Technology, LLC), Assessor's Map D, Lot 11-2, zoned I-4, located at 46 Venture Drive.

Steve Haight was present to explain the proposal for construction of a 15,000 sq. ft. commercial building with driveways, paved parking and associated grading and drainage impacting 2,669 sq. ft. of steep slopes of 20% or greater. The drainage plans were reviewed. The plan has been to TRC and the plans were revised to reflect their comments. DBIDA approved the use of the parcel. The 20% slopes along the road were created when Venture Drive was built.

Fellows moved to endorse the Conditional Use Permit as presented, Schmidt seconded. Vote: 7 in favor

- C. City of Dover Conditional Use Permit and NHDES Wetlands Permit for the City of Dover, Assessor's Map H, Lot 58, zoned I-4, located at 271 Mast Road.

Tom Page of Underwood Engineers was present to explain the proposal to construct a replacement artificial recharge facility on Bellamy River, including a new passive river intake structure, a new suction lifting pumping station, and a new pumping building, with 500 sq. ft. of permanent wetlands impact and a temporary wetlands impact of 1,450 square feet. Artificial recharge adds water from the river to recharge basins to help recharge aquifers and to prevent contamination from Madbury Metals impacting the wells. We met with NH Fish & Game to select the correct size screen for the intake. The wetlands permit has been submitted. Plan is to construct in 2020. This requires a 401 water quality permit from the state.

Hunt: Is there much of a change in the project footprint?

Page: The building is slightly larger.

Bird: Where are the recharge basins located?

Page showed them on a map.

Hunt: The water in the Bellamy River comes from the Bellamy Reservoir, which is controlled by Portsmouth.

Page: We are using State Drinking Water Funding to pay for this project.

*Fellows moved to endorse the Conditional Use Permit and NHDES Wetlands Permit as presented, Erickson seconded.
Vote: 7 in favor*

- D. City of Dover Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 22, owned by Jensen's Inc. at 13 Brookmoor Road, zoned R-40, and Assessor's Map M, Lot 91-A, owned by Townsquare Media Portsmouth, LLC at 292 Middle Road, zoned R-40.

Sarah Barnum of Normandeau Associated was present to explain the proposal to replace five existing utility pole structures in a utility easement, with temporary wetland impacts of 18,879 square feet and temporary 50-foot wetland buffer impacts of 44,543 square feet. We did a site walk with the contractor last week to refine the impacts to wetlands and they will be reduced.

Fellows: What activity takes place in each site?



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Barnum: Wooden poles will be replaced by metal poles. Wooden posts are cut in place to reduce disturbance. Timber mats are used for wetland crossings. Construction will start early next year.

Aube: Will any Eversource staff be on site to monitor the work?

Barnum: Monitoring the work is part of our contract with Eversource. The Middle Road site is home to NE Cottontail habitat so we will minimize the impacts as much as possible.

Bird: Get us the reduced impact numbers so the Planning Board will have them.

Barnum: This is permitted under a Utility Maintenance Permit from DES.

Fellows moved to endorse the Conditional Use Permit as presented, Erickson seconded. Vote: 7 in favor

a. Vote on request for expenditures from the Conservation Fund for:

1. Expenditure to hire Truslow Resource Consulting, LLC to prepare a Baseline Documentation Report for Morin Parcel - \$1,384

Bird explained this is a contract for the preparation of a Baseline Documentation Report for Morin Parcel that the public hearing was held earlier. The City hired this firm after going through a written bid process. The work is already underway. Additionally I am requesting your approval for an additional expenditure for a title report that was prepared by Couture Title Services for this property in the amount of \$175. Normally these expenses would be included in the City Council resolution but we were being more proactive and having this work done before seeking City Council approval for the easement.

Erickson motioned to approve the requested expenditures of \$1,384 and \$175 from the Conservation Fund, Fellows seconded. Vote: 7 in favor.

5. REPORT FROM THE CHAIR

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

6. OTHER BUSINESS:

A. Discussion on ideas for amendments to Wetlands or Conservation District Ordinances

Bird explained that the Planning Board is soliciting ideas for any potential amendments that the Conservation Commission wants to make to the environmental ordinances like wetlands or conservation district. Need feedback by the December 9th meeting. Bird will e-mail the 3 ordinances to members.

B. Update on Forest Management Sub-committee Meeting Held on November 4, 2019

Fellows: The meeting primarily focused on the RFP and the proposed interview process. The proposals are due back tomorrow.

C. Report on NH Association of Conservation Commission Annual Meeting and Conference

Fellows attending and had these comments: Good event with discussion on environmental economics. Went to session on Emerald Ash Borer, which is found nearby and soon will be in Dover. There is no native predator so you have to treat with chemical or remove tree. Aube also presented on Shoreland.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:55 pm.