



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **First Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, February 10, 2020
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Robert Atwood (Secretary), Jason Aube, Richard Erickson (5:35), Amy Kramer-Perry, Zach Schmidt (Alternate)

Absent (Excused): Piper Bartlett-Browne (Alternate)

Absent (Un-excused): Abby Lyon

STAFF PRESENT: Steve Bird (City Planner)

OTHERS PRESENT: Lindsey Williams (City Council Liaison), Chris Berry, Steve Riker, Shawn Moriarty

1. The meeting was convened at 5:32 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES – January 13, 2020

Kramer-Perry moved to approve the January 13, 2020 minutes, Fellows seconded. Vote: 5 in favor, Aube abstained

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

- A. City of Dover Conditional Use Permit and NHDES Expedited Wetland Permit for DRVP Developers, LLC, Assessor's Map 14, Lot 10-G, zoned R-12, located at 40A Cataract Avenue.

Chris Berry was present to explain the proposal for 10 single family units along a 700 foot long road and associated drainage, creating 312 sq. ft. of wetlands impact and 5,869 sq. ft. of 50 foot wetland buffer impact. We have had two TRC meetings. We completed a storm water analysis. Wetland and buffer impacts have been reduced. There are no impacts to the Conservation District, but we will need a Shoreland Permit and an AOT permit.

Fellows: Did TRC have any concerns about the location of the road being adjacent to Sunset Drive?

Berry: No concerns were noted. It is a fairly low volume road and we are generating minimal traffic.

Fellows: I appreciate you adding additional vegetation and the rain garden.

Bird: What is the status of the DES Wetlands Permit?

Berry: We have most of it ready to submit, but it is not final. It is an expedited permit but we may go with a standard permit because we won't be able to get your approval until March 9th. It would add 20 days to review period.

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

- B. City of Dover Conditional Use Permit and NHDES Expedited Wetland Permit for Chad & Heather Holleman, Assessor's Map L, Lot 11, zoned R-20, located at 21 Nute Road.

Steve Riker of Ambit Engineering was present to explain the proposal for a new single family house and accessory dwelling unit to replace an existing house adjacent to the tidal Bellamy River, with 5,190 sq. ft. of permanent tidal buffer zone impact and 4,167 sq. ft. of temporary tidal buffer zone impact. The entire lot is within the 100 foot tidal buffer zone. All existing structures will be removed. We are proposing an Accessory Dwelling Unit (ADU) in a separate building above a garage. There is another garage in the main house. There is an existing dock on lot. The house has a deck, patio and pervious driveway. We have applied for a driveway permit and it was approved. We will tie into city water and sewer. Patio is now pervious. DES requested more information and I will be submitting a



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response tomorrow. We did a 50 foot grid plan to demonstrate compliance with tree score requirement. We will ask DES for a waiver for the impact within 20 feet of an abutter for the Charleston lot. We do need a Shoreland Permit for the deck. The house is not in a floodplain so the 2 foot freeboard elevation requirement does not apply.

Fellows: How much of the house is occupied by the garage?

Riker: It is the size of a two car garage.

The issue of the status of the end of Nute Road was discussed. Riker says that the area is owned by 3 property owners, but there are municipal water and sewer lines in the area and the City plows use the area to turn around. The configuration was created by a 1926 subdivision plan.

Bird: I am not sure the City would agree that the area is privately owned given the municipal uses. Given the minimization and avoidance criteria, I am not sure how the second structure containing the ADU meets that criteria.

Riker: We covered the criteria in the letter to the Planning Board.

Hunt: The ADU is not a necessity for the owner's use of the property. Removing the building would reduce the impacts by about 15%.

Schmidt: Did the owners indicate if the removal of the ADU building would be a deal breaker?

Riker: I don't know how they would feel about that.

Fellows: Would it be appropriate for us to recommend that the second building be removed?

Bird: The Conservation Commission can make whatever recommendation to the Planning Board that it feels is appropriate.

Aube: How much of an increase is the impact to the area?

Riker: The proposal has less impact because the existing impact is spread out and the proposed is more compact. We are proposing less impervious and adding a drip edge to the house to collect storm water.

Aube: There is a big improvement going from an outhouse to City sewer.

Riker: You could require that the storm water inspection and maintenance plan be recorded.

Fellows: The ADU structure does cause heartburn but I am inclined to agree that the overall improvements such as connecting to sewer and storm water design are an overall improvement to parcel.

Aube moved to endorse the DES Wetlands Permit and City of Dover Conditional Use Permit as presented, Kramer-Perry seconded. Vote: 6 in favor, 1 (Hunt) opposed.

C. Vote on request for expenditure from the Conservation Fund for:

1. Expenditure for Change Order for Forest Land Improvement, Inc. for preparation of an expanded Forest Management Plan for City Parcels off Tolend Road - \$910



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Fellows: We discovered that the City owned an adjacent parcel in Madbury that we wanted to include in the plan. It adds another 30-40 acres to the total. The \$910 is a reasonable increase for the work and it makes sense to do it now.

Erickson moved to approve the expenditure as presented, Aube seconded. Vote: 7 in favor

5. REPORT FROM THE CHAIR

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

- Letter from Ambit Engineering to DES dated 1/16/20 for 74 Saddle Trail Drive dock permit.
- Letter from Underwood Engineers to DES dated 2/7/20 for City Bellamy Aquifer Recharge Station
- Permit dated 1/30/20 from DES to City of Dover for Community Trail at Fourth Street
- Permit dated 1/23/20 from DES to Richard Farina for pond at 232 Gulf Road
- Post card from Rebecca DiGirolomo – Strafford County UNH Cooperative Ext.

6. OTHER BUSINESS:

A. Update on Forest Management Sub-committee Meeting Held on January 29, 2020

Fellows: We met with Tim Nolin the forester to review the plan. We will present the plan to you at the March meeting. The land is very wet so any timber harvest would have to be done in deep freeze. The old landfill is great wildlife habitat. We discussed street trees from the Urban Forestry Center.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 7:00 pm.