



CONSERVATION COMMISSION

Minutes

City of Rochester

Wednesday June 22, 2022

Rochester Police Department

23 Wakefield Street, Rochester, NH

(These minutes were approved on – July 22 2022)

Members Present

Mike Dionne, *Chair*

Kevin Sullivan, *Vice Chair*

Mark Jennings

Dan Nickerson

Meredeth Lineweber

Members Absent

Barbara Soley

Mike Kirwan

Staff: Ryan O'Connor, *Senior Planner*

I. Call to Order. Mr. Dionne called the meeting to order at 6:34 p.m.

II. Conservation Overlay District:

Monarch School, 105 Eastern Ave, Map 112 Lot 20 (By Berry Surveying & Engineering)
Conditional Use Permit for wetland buffer impacts associated with the proposed parking lot expansion. The entire project area will utilize porous pavement.

Chris Berry of Berry Surveying & Engineering presented the proposed project referencing the previously held meeting with the Conservation Commission on April 27, 2022 regarding this project. He gave an overview of the project location and explained the proposed project area was the only suitable location for the needed expansion of parking at the Monarch School. Mr. Berry also reviewed the previously approved variance for the wetland impacts proposed within the 25' buffer.

Mr. Jennings asked if there would be any lighting proposed on site, Mr. Berry said there would be solar powered lighting included with the final design. He also ensured the

commission that any lighting would be Dark Sky Compliant and have no negative effect on the surrounding ecosystem.

Mr. Dionne asked about the use of best management practices for the porous pavement. Mr. Berry reviewed the management plans for plowing and the vacuuming maintenance cycle of the pavement. He also mentioned the signage requirements that must be posted on site when porous pavement is used to caution snowplows and heavy equipment. Mr. Berry also explained the treatment of the slopes leading from the parking area and the use of a retaining wall to ensure no grading or fill was needed in the wetlands.

A motion was made by Mr. Sullivan and seconded by Mrs. Lineweber to approve the Condition Use Permit as designed; the motion passed unanimously.

III. Jeep & GMC Dealership, 400 North Main, Map 114 Lot 2. (By TFMoran) Conditional Use Permit for wetland buffer impacts to remove existing pavement currently within the buffer. The wetland area will be restored, and further site development will be outside of the Conservation Overlay District.

Chris Rice from TFMoran presented the proposed wetland buffer impacts and the overall project to construct two car dealerships on the property. He explained the history of the site and showed the boundaries of existing pavement. Previous development had impacted the wetland area and the goal is to remove and restore critical habitats within the buffer.

Mr. Jennings asked about the remediation history for the lot, Mr. Rice reviewed the completed brownfields work stating, the Department of Environmental Services has deemed the site required no further action as far as remediation. Mr. Jennings also asked about the area of the lot within the flood plain. Mr. Rice showed how the flood plain had been shifted over with previous site work and said they may work to have the flood line moved on the federal maps. He also stated that no structures will be within the floodplain.

Mr. Dionne asked how the stormwater was treated in the wetland area. Mr. Rice ensured any runoff would be treated before entering wetlands. Mr. Sullivan remarked that this is a beneficial project since pavement will be removed from the wetland area.

A motion was made by Mr. Sullivan and seconded by Mrs. Lineweber to approve the Condition Use Permit as designed; the motion passed unanimously.

IV. Approval of Minutes

The minutes from May 25, 2022 were reviewed.

A motion was made by Mr. Jennings and seconded by Mr. Sullivan to approve the May 25, 2022 minutes with the edits discussed; the motion carried unanimously.

V. NH DES Wetland / Shoreland Applications:

None.

VI. Notice of Intent to Cut Wood or Timber / Intent to Excavate:

None.

VII. New Business

Mr. O'Connor asked if the Commission had an interest in the Volunteer River Assessment Program (VRAP). Mr. Jennings said that he would like to be part of the program and shared his previous experience with VRAP monitoring. Mr. O'Connor said he would reach out to NH DES about the logistics of getting the program restarted in Rochester.

VIII. Reports

Mr. O'Connor shared recent planning board approvals and several of the subdivisions that were recently proposed. Mr. Jennings shared current projects in the Technical Review stage of the Planning Board process.

IX. Old Business.

Mrs. Lineweber gave an update on her work with the proposed scholarship program and indicated the Mrs. Soley is helping in the effort.

Mr. Sullivan asked about the rezoning of the Granite Ridge District. Mr. O'Connor said that the zoning amendment was currently in review with the City Council and that no development had yet been proposed. At this time, the proposal is to change the zoning to allow for residential uses. He also said that the Commission will review any impacts associated with the Conservation Overlay District or Aquifer Overlay District that may be proposed with future development.

X. Non-Public Session: None

XI. Adjournment

A motion was made by Mr. Dionne and seconded by Mr. Nickerson to adjourn at 8:15pm; the motion carried unanimously.

Respectfully submitted,
Ryan O'Connor,
Senior Planner