



CONSERVATION COMMISSION

Minutes

City of Rochester

Wednesday May 25, 2022

Rochester Police Department

23 Wakefield Street, Rochester, NH

(These minutes were approved on June 22 , 2022)

Members Present

Barbara Soley
Mike Kirwan
Dan Nickerson
Meredeth Lineweber

Members Absent

Mike Dionne, *Chair*
Kevin Sullivan, *Vice Chair*
Mark Jennings

Staff: Ryan O'Connor, *Senior Planner*

I. Call to Order. Mr. Kirwan called the meeting to order at 6:35 p.m.

II. Conservation Overlay District:

Proposed three lot subdivision, 18 Sampson Road, Map 231, Lot 18 & 18-2 (By Norway Plains Associates) Conditional Use Permit for wetland buffer impacts from proposed drainage infrastructure and grading required for driveway and structure placement.

Paul Blanc from Norway Plains and the property owner, Dennis Allfrey, presented the proposed three lot porkchop subdivision. Mr. Blanc handed out additional site drawings to clearly show the wetland buffer impact areas as well as the wetland fill location. Mr. Blanc explained the impacts and how the common driveway for all three lots limits disturbance opposed to having a separate driveway for each. The site layout was explained showing the infiltration basins and raingardens created to remove pollutants and limit impacts to adjacent properties. The impacts to the wetland buffers are largely a result from grading to create the infiltration ponds.

Mrs. Soley asked about the topography of the land in relation to Sampson Road. Mr. Blanc showed the proximity to the road and how the stormwater design limited additional water flow from leaving the property.

Mr. Kirwan asked about how the stormwater basins would be permanently stabilized. Mr. Blanc explained that turf would be used for maintenance reasons rather than gravel. He detailed how gravel can root larger trees over time where turf can easily be mowed to keep vegetation down. Mr. Kirwan also verified that no pipe would be placed at the bottom of the basin. Mr. Blanc confirmed that the basin would be built for infiltration only.

Mrs. Lineweber remarked that New Hampshire's largest gum tree was once in the vicinity of this property. She asked if the tree had been recognized in the survey of the land. Mr. Allfrey said it had not, but they would certainly look to preserve any large trees. Mr. Blanc said that the Natural Heritage Bureau reviewed the property as well and didn't report on the tree. Mr. Allfrey shared again that they would work to preserve the significant landmark if it was on the property.

Mr. Kirwan and Mr. Nickerson asked about the construction entrance. Mr. Blanc explained the size of stone to be used and said the plan has the use of the construction entrance for the duration of the project.

Mrs. Soley reminded everyone about the significant wildlife out right now as well as fragile vegetation that should be cared for. Mr. Blanc said that erosion controls and best management practices would be in place to help mitigate any harm to wildlife or vegetation.

A motion was made by Mr. Nickerson and seconded by Mrs. Soley to approve the Condition Use Permit with no further conditions. The motion passed unanimously.

PSNH Y170 and C129 Transmission Line / Structure Replacement Project.

Sherri Trefry and Andrew Mahoney representing Eversource gave an overview of the structure replacement project. The plans are largely to replace the wooden structures with metal ones. Mr. Mahoney explained that the wooden structures are failing faster than anticipated. He also explained that they planned to move quickly and the project should be completed by the end of summer.

Mr. Kirwan asked about the use of timber matting and the temporary impacts to wetlands. Mr. Trefry reviewed the best management practices required by the state and how they approach preparing a site. Mr. O'Connor asked about site restoration. Mrs. Mahoney responded saying that all areas are reseeded, and they continue to monitor these areas until they reach 75% revegetation.

Mr. Nickerson inquired about preventing contamination on timber mats and equipment. Mr. Trefry responded saying that all mats and equipment are cleaned prior to entering the site. The state has strict requirements for the cleanliness of equipment to limit the spread of invasive species.

Transmission line replacement projects require notification to the city and the opportunity to comment on state approvals. The Conservation Commission had no further conditions other than what was outlined in the state permit.

III. Approval of Minutes

The minutes from April 27, 2022 were reviewed.

A motion was made by Mr. Nickerson and seconded by Mrs. Soley to approve the April 27, 2022 minutes as written. The motion carried unanimously.

IV. NH DES Wetland / Shoreland Applications:

Alteration of Terrain, Bureau Permit Application (RSA 485-A:17); NHDES File number 220322-065. Wadleigh Road Apartments. Map 137 Lot 35-1

No concerns were found with presented State permits.

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

None.

VI. New Business

No new business.

VII. Reports

Mr. O'Connor shared the developments with 19 Old Gonic Road and other recent planning board approvals. He also explained the subdivisions currently in the technical review process and anticipated conditional use permits the commission will see in the near future.

VIII. Old Business.

Mrs. Lineweber gave an update on her work with the proposed scholarship program. She is trying to work with Spaulding High School but is still attempting to find a solid contact at the school. Mrs. Soley said that she would join Mrs. Lineweber in her efforts. Mrs. Lineweber reiterated the fact that we need a way to honor past Conservation Commission members.

Mr. Nickerson inquired about how the city follows up on Intent to Cut permits. Mr. O'Connor said that the assessing depart handles those forms. Mr. Nickerson said that there isn't adequate followup on these permits and we should look at creating more accountability for landowners to follow these approvals. Mr. O'Connor said he would review further with the assessing department how these permits were handled.

IX. Non-Public Session: None

X. Adjournment

A motion was made by Mr. Kirwan and seconded by Mrs. Lineweber to adjourn at 8:07pm. The motion carried unanimously.

Respectfully submitted,
Ryan O'Connor,
Senior Planner