



**City of Rochester Conservation Commission
Meeting Minutes**

Wednesday February 22, 2023

*Rochester Police Department (2nd Floor)
23 Wakefield Street, Rochester, NH*

(These minutes were approved on - , 2023)

Attendance

Presence	Commission Member	Notes	Members of the Public	
Present	Mike Dionne, <i>Chair</i>		Veronica Bodge	Moose Mountains
Absent	Kevin Sullivan, <i>Vice Chair</i>			Regional Greenways
Absent	Mark Jennings			
Absent	Mike Kirwan	excused	Raymond A. Bisson	Stonewall Surveying
Absent	Merry Lineweber	excused	Julia Griewank	
Present	Dan Nickerson			
Absent	Barbara Soley	excused		
Present	Renée Mclsaac, <i>Planner I</i>			

I. Call to Order:

Mike Dionne called the meeting to order at 6:35pm.

Quorum not present.

II. Approval of Minutes: Discussion tabled to next meeting.

III. Presentations:

- a. Moose Mountains Regional Greenways (MMRG) - Proposal to conserve land in Berry's River watershed.

Veronica Bodge of MMRG gave an overview of the Shillaber Conservation Easement proposal and provided some printed information about the subject parcel. The property is approximately 200 acres and located in both Farmington and Strafford. The current owner plans to continue to log the property and maintain as undeveloped land. The parcel is mostly forested with approximately 30% of the area considered to be wetlands, and includes a beaver pond. The owner is willing to allow limited access to the site for passive recreation. They are requesting a small area to be reserved for the right to construct a single-family home. (The site does not currently have a dwelling on site.) MMRG is reaching out to area groups for supporting the proposed conservation.

Mike Dionne asked if there would be a secondary easement holder.

Veronica replied that there are funding opportunities they are seeking and some of these require becoming an easement holder.

MMRG would not be opposed to the City of Rochester being included as an easement holder. They are currently looking for a commitment for the project by May 1st. They anticipate closing on the property in May of 2024.

Mike Dionne expressed interest in the program and indicated that the full Commission would discuss the proposal at the next meeting.

- b. Stonewall Surveying – Proposal to subdivide land with potential wetland impacts; Tax Map 226 Lot 4.

Ray Bisson of Stonewall Surveying gave an introduction to the project, explaining the intent was to explore potential options for the property. He introduced the property owner, Julia Greiwank. He indicated that the goal was to conserve part of the property and allow John Wakefield to continue to live and farm on a portion of the land.

Julia expressed a desire to reduce financial liability and responsibility for the parcel. She indicated recently discussing the property with Southeast Land Trust (SELT).

Ray presented a yield plan to demonstrate potential development of the parcel as a single-family home subdivision. This was to help determine the value of the property and the development limitations of the property.

Mike Dionne stated that an appraisal of the property would be needed in order to determine the market value. He indicated that there is the potential for a conservation easement to be placed on the property. He suggested that Julia could be compensated for the costs of obtaining the easement with the land ownership being transferred to John. The conservation easement would permanently limit use of the property in the future.

Mike Dionne stated that in some cases the Commission has assisted owners in the cost of the appraisal but there are conditions for this approach.

Ray stated that most of the property is in current use right now.

Mike Dionne recommended requesting a Natural Heritage Bureau (NHB) search of the property and reviewing the Fish & Game Wildlife Action Plan. He suggested also having the wetland values and functions evaluated for the site.

Mike Dionne indicated that the Conservation Commission would likely be interested in conservation of the property. He stated that the Commission will discuss further at the next scheduled meeting.

Julia made clear that she was not certain of how she would like to proceed, but asked that future communications be directed to Ray.

IV. NH DES Wetland / Shoreland Applications: Discussion tabled to next meeting.

V. Notice of Intent to Cut Wood or Timber / Intent to Excavate: None.

VI. New Business: Discussion tabled to next meeting.

VII. Reports: Discussion tabled to next meeting.

VIII. Old Business: Discussion tabled to next meeting.

IX. Non-Public Session: Discussion tabled to next meeting.

X. Adjournment

Meeting adjourned at 8:00pm.

Respectfully submitted,
Renee McIsaac
Planner I