

# Rochester Conservation Commission

Minutes of July 26, 2017

*Approved 8/23/17*

## Members Present:

Mike Dionne	Merry Lineweber	Kevin Sullivan	Jack Hackett	Barbara Soley
Mark Jennings	Michael Kirwan	Sheila Lulek	Keith Johnson	

Staff: Seth Creighton, Chief Planner

Mr. Dionne convened the meeting at 6:30pm

## **1. Conservation Overlay District:**

### **a) Washington St, Map-Lot 247-22-2: Proposed wetland buffer encroachment for septic line**

Applicant Larry Boire explained that he is planning on building a house on this lot. The lot does not have City sewer and water, and the buildable area is constricted by wetlands. In order to place a house, well, and septic system, the septic/leach field has to be located on a section of upland away from the house; however, the septic pipe must cross through a wetland area which separates this upland area from the upland area the house will be built on. Mr. Boire noted that the septic pipe will impact 170 sq ft of wetland.

Understanding that there is no alternative location to place this septic system, Mr. Kirwan motioned to approve the proposed impact as presented, Mr. Jennings seconded, the motion passed.

## **2. Notice of Intent to Cut Wood or Timber / Intent to Excavate:**

### **a) Notice of Intent to Cut – Washington St, Tax Maps # 247-22-1 and 247-22-1**

Applicant Larry Boire explained that he intends to forest only the areas needed to install a house and yard, driveway, and septic. Mr. Jennings questioned why the Notice of Intent to Cut noted that the full acreage of both parcels would be forested; Mr. Boire said that he wasn't sure how to fill out the application. Mr. Creighton advised Mr. Boire to amend the application with the Assessing Dept. Mr. Kirwan motioned to approve the proposed cutting as discussed, not as listed on the application, Mr. Jennings seconded, the motion passed.

### **b) Notice of Intent to Cut – Little Falls Bridge Rd, Tax Map # 216-12**

Mr. Creighton explained the location of this parcel and informed the Commission that the cutting had already occurred. The Commission had no concerns.

**3. Minutes:** The meeting Minutes of June 28, 2017 were reviewed, Mr. Dionne suggested edits to these minutes. Mr. Sullivan motioned to accept the minutes with the changes Mr. Dionne mentioned, Mr. Jennings seconded, all voted in favor.

Mr. Jennings presented minutes he had prepared from the July 15, 2017 site walk at Waste Management. Mr. Dionne motioned to accept the minutes, Mr. Kirwan seconded, the motion passed unanimously.

## **4. Dredge and Fill Application/Wetland Permit Application:**

### **a) NH DOT Culvert Replacement, Route 11**

Mr. Creighton stated that there was no one present to represent this application.

The Commission had several questions about this proposed culvert project but with no representative present for the applicant, Mr. Creighton and the Commission members worked through the NH DES Wetlands application to understand the project. The Commission decided that they had no comments to issue to the NH DES Wetlands Bureau; Mr. Creighton said he would send a letter stating such to NH DES. Mr. Sullivan made a motion to have Mr. Creighton send a letter to NH DES stating that the

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Conservation Commission had no concerns with this application; Ms. Soley seconded. The motion passed.

**5. Reports: a) Technical Review Group:** Mr. Jennings, the Commission's liaison to the Technical Review Group (TRG) reported on the applications currently being reviewed by the TRG group including: 54 Allen Street Amendment to allow and indoor skateboard/BMX facility,, 172 Milton Road 3-Lot subdivision; McDonald's at 291 North Main Street, Site plan for proposed side-by-side drive-thru, upgrades to building façade, and changes to parking; and 60 Farmington Road (The Ridge phase 2) Modifications to approved site plan.

Mr. Jennings noted that the 60 Farmington Rd proposal was the only application of concern. He stated that the modifications would reduce the square footage of previously proposed wetland impacts, however, the use and layout of the site was changing substantially and therefore warranted further review. Mr. Jennings noted that the application did not include engineering for drainage, landscaping, snow storage, etc... Mr. Jennings stated that during the TRG meeting he requested that the applicant return to the Commission to present these changes; the applicant/applicant's agent said that they would be happy to do this. The Commission agreed that this proposal needs further review.

**b) Other:** Mr. Dionne, Mr. Sullivan, Mr. Jennings, and Mr. Johnson shared what they had discussed during a site walk with Waste Management on 7/15/2017. The purpose of the site walk was to view proposed wetland impacts and proposed mitigation areas. These will be part of the Waste Management landfill expansion project. A synopsis of this site walk was discussed and was summarized in the minutes that Mr. Jennings took. Mr. Dionne said that they will continue working with Waste Management on mitigation land to ensure that public access is available.

**6. Other Business:** Mr. Creighton, at the request of a City Councilor Tom Willis asked the Commission if they would like any trails or Class VI roads GPS'd and mapped by Strafford Regional Planning Commission. The Conservation Commission suggested that the following be mapped: the Riverwalk; Squamanagonic Park, Champlin Forest, and the trails at the waste water treatment plant.

**7. Non-Public Session pursuant to RSA 91-A:3 II(d):** Discussion of acquisition of real property and/or recent site walks and LACE sheets. At 9:15 pm Mr. Kirwan motioned to move into a nonpublic session, Mr. Dionne seconded, the motion passed.

At 8:43 pm the public session resumed.

**8. Adjournment:** Mr. Kirwan motioned to adjourn at 8:43 pm; Mr. Hackett seconded. The motion passed.

Respectfully submitted,

Seth Creighton, Chief Planner