



CONSERVATION COMMISSION

Minutes

City of Rochester

Wednesday July 27, 2022

Rochester Police Department

23 Wakefield Street, Rochester, NH

(These minutes were approved on September 28, 2022)

Members Present

Mike Dionne, *Chair*

Kevin Sullivan, *Vice Chair*

Mark Jennings

Dan Nickerson

Meredeth Lineweber

Barbara Soley

Mike Kirwan

Members Absent

None

Staff: Ryan O'Connor, *Senior Planner*

I. Call to Order. Mr. Dionne called the meeting to order at 6:32 p.m.

II. Conservation Overlay District:

Brickyard Development, 150 Pickering Road, Map 141 Lot 27 (By Nobis Engineering & Catholic Charities) Conceptual review of wetland buffer impacts from the proposed 180-unit housing development and commercial structure.

Jeff Lefkovich from Catholic Charities gave an overview of the proposed housing and commercial development. He stated that a zoning change would need to take place from General Industrial to Residential-Two. Aerial imagery of the site was shown, outlining the property boundaries, wetlands, and existing features.

Mr. Lefkovich explained the project is developed around the current need for affordable senior housing. He also gave the history of site as a brickyard, followed by many years of use by the Department of Public Works. The development is planned to be a mix of affordable

housing types with approximately a quarter of the units being reserved for senior residents; the exact breakdown of unit types is still being determined.

Mr. Jennings asked what metric would be used to define workforce and affordable housing. Mr. Lefkovich explained that Area Median Income (AMI) levels would be used to delineate one housing type from another. Mrs. Lineweber remarked on the area being a food desert. Mr. Lefkovich and Mike Scala from the Rochester Economic Development stated that the commercial aspect of the proposal would hopefully help those issues and further similar growth along Pickering Road.

Brett Kay from Nobis Engineering gave an overview of the site from an engineering standpoint. He reviewed environmental studies of past contamination which showed the site was clean and safe for development. The wetland delineations were also shown, which had been completed in 2020. Mr. Kay showed the approximate 2,800 square feet of proposed wetland impacts and associated buffer encroachments.

Mr. Sullivan asked about the condition of the roadway. Mr. Kay showed what was existing and how the road would be expanded for the proposed three housing units. Mr. O'Connor reviewed the work they had done with the design to limit wetland impacts. He showed that much of the existing road would be abandoned, and this could create the opportunity to reconnect wetlands that had been previously broken apart.

Mr. Dionne noted that the classification of the wetlands had not yet been determined and more detailed plans will help show the prime wetlands on site. Mr. Jennings also noted that some wetlands may have been created by roadside swales or other past site development. Mr. Nickerson gave a history of where the brickyard was situated on site and showed how the wet areas may have shifted due to the factory.

Mr. Kirwan reminded the applicants about the importance of planned snow storage, especially with potential impacts to wetlands. Mr. Nickerson said that overall, this was an opportunity to increase the environmental health of the property.

Mr. Jennings did not support the conceptual design, all other Commission members supported the conceptual design. Any future plans and Conditional Use Permits submitted for the project will be reviewed.

III. Approval of Minutes

The minutes from June 22, 2022 were reviewed.

A motion was made by Mr. Nickerson and seconded by Mr. Sullivan to approve the June 22, 2022 minutes with the edits discussed; the motion carried unanimously.

IV. NH DES Wetland / Shoreland Applications:

Alteration of Terrain, Tax Map 137 Lot 35-1; 29 Wadleigh Road. Permit # AoT-2182

No concerns were found with presented State permits

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

Intent to Cut; Tax Map 243 Lot 39; 2.5 Acres to be cut.

No concerns were found with presented State permits. Mr. Nickerson had previously reviewed the Intent to Cut at the site.

VI. New Business

The commission discussed required monitoring for several properties in Conservation. A review is needed to confirm which locations require the Commission to monitor the property. Mr. O'Connor said this effort could happen as a part of the natural resource chapter rewrite that would commence this fall.

Mr. Sullivan shared the need for signage on the conservation properties to identify the boundaries and show what activities are permissible. The Commission agreed about the importance of signage and will look to make this an outreach goal for the fiscal year.

VII. 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.

VIII. Old Business.

Mrs. Lineweber gave an update on her work with the proposed scholarship program. Mr. Dione said that Darren Scopal from the High School may be a good resource and that he may be joining us at our August meeting. Mr. Nickerson said that the Legion sees request for donations periodically and this could be a resource in the future.

IX. Non-Public Session: None

X. Adjournment

A motion was made by Mr. Dionne and seconded by Mr. Nickerson to adjourn at 8:20pm; the motion carried unanimously.

Respectfully submitted,
Ryan O'Connor,
Senior Planner