



CONSERVATION COMMISSION
Minutes
City of Rochester
Wednesday September 28, 2022
Rochester Police Department
23 Wakefield Street, Rochester, NH
(These minutes were approved on November 30, 2022)

Members Present

Mike Dionne, *Chair*
Mark Jennings
Dan Nickerson
Mike Kirwan

Members Absent

Excused: Kevin Sullivan, *Vice Chair*
Excused: Meredith Lineweber
Excused: Barbara Soley

Staff: Ryan O'Connor, *Senior Planner*
Renée McIsaac, *Planner I*

I. Call to Order: Mr. Dionne called the meeting to order at 6:33 p.m.

II. Approval of Minutes
The minutes from July 27, 2022 were reviewed.

A motion was made by Mr. Dionne and seconded by Mr. Jennings to approve the July 27, 2022 minutes with the edits discussed; the motion carried unanimously.

III. Conservation Overlay District:

- a) Autumn Street Conservation Subdivision, 0 Autumn St, Map 104 Lot 10**
(By Jones & Beach Engineering) Review of 23 lot Conservation Subdivision application. The proposal has no wetland buffer impacts but is within the shoreland protection area.

Mike Garrepy of Garrepy Planning Consultants, LLC presented a brief overview of the project. He was joined by Brenden Walden of Gove Environmental Services, Inc.

The ability to access the river for recreation was discussed. Mr. Jennings indicated that the walk along the riverbank is pleasant but not suitable for boat launching. Mr. Garrepy indicated that he is not proposing a paddle boat launch for the project.

Mr. Dionne asked about the feasibility of a landscaped center island for the cul-de-sac. Mr. Garrepy indicated this would require increasing the radius of the turnaround and would further push the lot lines and reduce individual lot area. He did not think it would be feasible in this situation. Mr. Dionne indicated that in the future he would prefer an alternative to entirely paved cul-de-sacs.

The Commission agreed to the following recommendations.

- Conservation seed mix be applied to the bioretention basins.
- Maintenance of bioretention basins are reported annually to the City.
- Placards are installed to mark the shoreline and wetlands boundaries.
- An easement for a small grass swale behind proposed lots 4 – 7.
- Providing pedestrian access to Sandina Drive at the road terminus.

A motion was made by Mr. Kirwan and seconded by Mr. Dionne to the recommendations noted; the motion carried unanimously.

b) Portland Street Subdivision, 797 Portland Street, Map 108-50

(By Berry Surveying & Engineering) Review of wetland and wetland buffer impacts for a proposed 16 lot subdivision. 4,693 square feet of permanent wetland impacts is proposed.

Kevin Poulin of Berry Surveying & Engineering presented a brief overview of the project. Mr. Poulin affirmed that the project design would reduce the current peak rate and volume of water runoff. He indicated that the intent is to increase the height of the berm by 1ft. This would increase the overall capacity of the proposed gravel wetland. Mr. Poulin stated that the NHB review determined there were no species of concern noted on the property. Mr. Poulin indicated the remaining open area noted on the site plans would remain undeveloped. Mr. Poulin stated the houses would be built slab on grade with 4ft frost walls.

Mr. Dionne would like clarification as to why two different sizes (24" and 36") were chosen for the culvert at the wetlands crossing.

A motion was made by Mr. Dionne and seconded by Mr. Jennings to schedule a site walk of the property and continue review of the project; the motion carried unanimously.

IV. NH DES Wetland / Shoreland Applications: None

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

VI. New Business

a) Fiscal Year 2022 financial summary overview.

Mr. O'Connor asked for suggested areas of study for potential conservation. The Heath Bog was identified as an area of interest. Mrs. McIsaac will compile a list of abutters to the bog.

- b) Membership will be obtained to the NH Association of Conservation Commissions. Mrs. McIsaac will forward information about the upcoming annual meeting and workshop topics.
- c) Mr. Jennings stated he would like to see changes to the zoning allowed for conservation subdivisions. Mr. O'Connor and Mrs. McIsaac expressed the desire to review and make recommendations to the current conservation subdivision ordinance. Mrs. McIsaac indicated she would forward a guidance document that discusses the issues regarding conservation subdivisions.
- d) Mr. Dionne described an upcoming DOT project that will be replacing some pipes on the 202 connector and by the new DOT shed.

VII. Reports

Mr. O'Connor shared recent planning board approvals and noted the solar ordinance would likely be changing. Mr. Jennings shared current projects in the Technical Review stage of the Planning Board process.

VIII. Old Business: None

IX. Non-Public Session:

Mr. Dionne motioned to enter a Non-Public Sessions under Land, RSA 91-A:3, II (d). at 8:28 PM. Mr. Jennings seconded the motion. The motion carried unanimously.

Mr. Dionne motioned to exit the Non-Public Session at 8:40PM. Mr. Kirwan seconded the motion. The motion carried unanimously.

X. Adjournment

A motion was made by Mr. Dionne and seconded by Mr. Kirwan to adjourn at 8:42pm; the motion carried unanimously.

Respectfully submitted,
Renee McIsaac
Planner I