



**City of Rochester Conservation Commission  
Meeting Minutes**

**Wednesday March 22, 2023**

Rochester Police Department (2<sup>nd</sup> Floor)  
23 Wakefield Street, Rochester, NH

(These minutes were approved on April 26, 2023)

**Attendance**

Presence	Commission Member	Notes	Members of the Public
Present	Mike Dionne, <i>Chair</i>	remote	Brian Jones Allen & Major Associates, Inc.
Present	Kevin Sullivan, <i>Vice Chair</i>		Rob Terrazzano Sig Sauer Real Estate, Inc.
Present	Mark Jennings		Gregg M. Mikolaities August Consulting, PLLC
Present	Mike Kirwan		
Present	Merry Lineweber		Cindy Balcius Stoney Ridge Environmental LLC
Present	Dan Nickerson		
	Renée Mclsaac, <i>Planner I</i>		

**1) Call to Order:**

Mike Dionne called the meeting to order at 6:31pm.

Chair made a motion to move meeting minute review to follow the Conservation Overlay District proposal review. There were no objections.

**2) Conservation Overlay District:**

**a. Sig Sauer; Tax Map 205 Lots 1, 2 and 6; Tax Map 210 Lots 32 and 33**

Proposed wetland buffer impacts related building addition and updates to utilities.

Brian Jones of Allen & Major Associates, Inc. presented an overview of the project. He was joined by Rob Terrazzano of Sig Sauer Real Estate, Inc. and Gregg Mikolaities of August Consulting, PLLC.

Brian Jones explained that the proposed phase of development is to construct a new building over existing pavement and redirect the flow of stormwater. The existing drainage system collects stormwater from Milton Road and directs it through a 24” concrete pipe that runs under the buildings. This water outlets to the western edge of the property at the wetlands buffer. The proposal redirects the flow of this stormwater through coarse stone for treatment and then outlets south of the building.

Additional updates to the parking lot are proposed for future later stages of development. This will include regrading and improved treatment of stormwater. The outlet structure to the west of the buildings will eventually be used to manage stormwater running off the rooftops. The outfall structure will receive maintenance for excess sediment and vegetation.

Rob Terrazzano explained that the site will be primarily used for metal cutting using CNC machines. There will not be any production ranges at this site.

Gregg Mikolaities confirmed that currently parking lot runoff sheet flows to the perimeter. In the future there are plans to reconstruct the parking lot with infiltration and landscaping islands.

Mark Jennings made a motion to support the proposed design and to encourage implementation of the Master Plan improvements for stormwater treatment. The motion was seconded by Dan Nickerson. The motion pass unanimously.

- b. City of Rochester; Tax Map 239 Lots 0007-0005 and 0025-0000  
Review of a wetlands permit application to replace a culvert.

Cindy Balcius of Stoney Ridge Environmental LLC presented an overview of the project on behalf of the City of Rochester. She explained that the project qualified as a minor impact project under NHDES rules. The proposal is to replace the existing pipe with a similar arched pipe. The existing headwalls will be retained and a simulated streambed material will be placed inside the pipe.

Commission members did not have concerns with the proposal.

Cindy Balcius requested that the Commission send a memo to NHDES indicating that the Commission reviewed the proposal and did not have concerns.

**3) Approval of Minutes:**

Review Meeting Minutes of February 1, 2023.

Merry Lineweber made a motion to accept the meeting minutes as drafted. Mike Kirwan seconded the motion; the motion passed unanimously.

**4) NH DES Applications:**

- a. Shoreland Permit Application - 10 Shelby Lane; Tax Map 138 Lot 11  
The proposed building setbacks from the Cocheco River were reviewed by the Commission. There were no further concerns with the proposal.
- b. Application for Air Permit – 176 Rochester Neck Road; Tax Map Lot  
The Commission did not have any comments.
- c. Wetland Restoration Plan Approval – 60 Shaw Drive; Tax Map 240 Lot 49  
The Commission did not have any concerns with the approval.

**5) Notice of Intent to Cut Wood or Timber / Intent to Excavate: none.**

**6) New Business:**

- a. Moose Mountains Regional Greenways – Conservation proposal

The Commission reviewed the merits of the proposal.

Mark Jennings made a motion to seek partnership from the water department in meeting the funding request for supporting the project. Merry Lineweber seconded the motion; the motion passed unanimously.

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

The Commission briefly reviewed the conservation merits of the property. Commission members requested Renée Mclsaac draft a letter to the project representative

expressing interest in exploring conservation options and requesting a property appraisal.

- c. Master Plan Natural Resources Chapter Survey  
Renée Mclsaac reminded members that the survey is still open for input.
- d. Easement Monitoring  
Conservation easement site walk scheduled for April 1, 2023 at 8am. Members to meet near the powerlines by the side of Market Basket.
- e. Rochester Cares Clean-up Day Saturday April 22<sup>nd</sup>  
Renée Mclsaac is planning to pick up trash along the Cocheco River through the downtown area. She will send a meet up location and time for other members interested in participating.
- f. Conservation Subdivision Ordinance  
Renée Mclsaac requested that members think about goals and objectives for a revision of the Conservation Subdivision ordinance language.
- g. 89 Milton Road Status Update  
Renée Mclsaac informed the Commission that a virtual meeting was held to discuss wetland impacts associated with the property. At the time of the meeting, NHDES indicated that an official complaint had not yet been received. In response, Renée filed a completed Land Resources Management Program Complaint Form with NHDES.
- h. Connect to Protect  
Renée Mclsaac informed the Commission that representatives would be coming to the April meeting and asked if everyone would be available earlier. Members agreed that the meeting could be scheduled for 6:00pm. Renée will follow up on this change of time in an email to the group.

**7) Reports:**

- a. Technical Review  
Mark Jennings gave a brief overview of the projects moving through the TRG.
- b. Planning Board Review: nothing reported.

**8) Old Business:**

- Cocheco River Clean-up  
The Commission briefly talked about scheduling this event for later in the year.

**9) Adjournment.**

A motion was made by Mike Kirwan and seconded by Mike Dionne to adjourn at 8:48pm; the motion carried unanimously.

Respectfully submitted,  
Renée Mclsaac  
Planner I