

Rochester Conservation Commission

Minutes of the March 26, 2014

Public Hearing and Regular Meeting

Approved April 23, 2014

Members Present:

Deborah Shigo, Chair

Michael Dionne, Vice Chair

Jack Hackett

Meredeth Lineweber

Mark Jennings

Jeffrey Winders (arrived at 6:45 pm)

Staff: Seth Creighton, Staff Planner

REGULAR MEETING

The Chair convened the regular meeting at 6:31 p.m.

Minutes: The regular meeting minutes of February 26th were reviewed. Mark Jennings and Meredith Lineweber suggested grammatical revisions be made on the Public Minutes. Mark Jennings motioned to accept the minutes with revisions, Jack Hackett seconded the motion; the motion passed unanimously.

1. Conservation Overlay District: Review of conditional use permit application (wetland buffer impacts) relative to Waterstone Retail, Inc., 92 Farmington Road, Map-Lot 216-211 by Tighe & Bond) Site Plan to develop 300,000 square feet of multi use commercial space.

Ken Mavrogeorge (project engineer), Doug Richardson (developer), and Bernie Pelech (lawyer) presented changes that had been made to the site plan since last month's Con Com meeting. The changes most relevant to the Commission were: eight rain garden areas have been added in the middle of the large parking lot, trees have been added throughout the site, the number of parking spaces are reduced, and a retaining wall has been proposed in order to reduce grading further into a wetland buffer. The engineer then stated that they have decided to remove the proposed parking lot from the conservation easement area; the Commission offered their thanks for this change.

Jeffrey Winders asked about tree species and suggested planting the disturbed wetland buffers with native NRCS listed plants. Deborah Shigo asked about maintenance of the rain gardens. Mark Jennings and Jeffrey Winders asked what the maintenance program for the site's trees would be. Ken Mavrogeorge explained that four-foot holes would be blasted in the ledge to provide a place to plant trees, and he also said that raingarden maintenance language was included in the back of the drainage report. Doug Richardson explained that the property will be owned by Waterstone Retail, and that Waterstone has aggressive landscaping maintenance programs at all of their properties; Doug Richardson explained how typical maintenance occurs at their sites. Jeffrey Winders asked if there will be an access way created to the easement land; Doug Richardson said they would be happy to create a foot path and install a kiosk, and would expect such to be a requirement of the Planning Board.

The Commission expressed that the revised plans are much better. Deborah Shigo asked Seth Creighton to explain what the next step should be. Seth Creighton said that a motion should be made, and a vote taken, regarding the Commission's decision of the application to disturb a wetland buffer. He then explained that the Commission could approve the application, deny the application, or approve with conditions.

Mark Jennings motioned to approve the Conditional Use Permit Application with the following conditions: the disturbed buffer area be re-vegetated with native species; a maintenance document and schedule be created for the rain gardens, and a tree maintenance program be created. Jeffrey Winders seconded the motion; the motion passed unanimously.

2) Discussion: Consultant Chris Kane c/o Kane Conservation presented and discussed the progress he has made on the Rochester Conservation Easement Inventory. The Commission discussed thirteen properties in detail in an attempt to figure out whether or not they were "conservation" lands. Some decisions were made while the status of other properties remain under review. Mr. Kane will continue to work with members and staff to finalize this project before doing producing a report, issuing a press release, and posting the findings on the City's website.

3) Old Business: Hope Farm: Bambi Miller presented draft conservation easement language that she and the property owners have been working on. Bambi Miller said that she is also working to have the owners define the bounds of the outparcel area. The Commission briefly discussed this easement language, but Mark Jennings suggested that the document be reviewed by everyone at home. The Commission agreed to review it at home, Bambi Miller asked for their review comments in two weeks. Review comments will be forwarded to Seth Creighton and/or Bambi Miller. If a survey is needed, it was suggested that quotes be obtained from Norway Plains and Berry Surveying.

4) Dredge and Fill Application/Wetland Permit Application: Review of NH DES Expedited Wetlands Application for Drainage Outlet and Slope Improvements at 8 Catherine St, Map-Lot 125-244, City of Rochester parcel and project. The Conservation Commission reviewed and signed-off on the DES Expedited Wetlands Application for Catherine St, then Mark Jennings made the suggestion that DPW should plan for treatment of nitrogen on all drainage reconstruction projects.

5) Violations – None were discussed.

6) Correspondence – Please refer to "Other Business" below.

7) Notice of Intent to Cut Wood or Timber / Intent to Excavate

- a) Notice of Intent to Cut – Farmington Rd (Map/Lot: 208-17), 127 Farmington Rd, R. Rowe
- b) Notice of Intent to Cut – Farmington Rd (Map/Lot: 208-17), 127 Farmington Rd, R. Rowe
- c) Notice of Intent to Excavate – Farmington Rd (Map/Lot: 208-12), M. Bradshaw

The Commission noted that there were no concerns with any of the Notice of Intent.

8) Reports: None.

9) New Business: None.

10) Other Business:

- a) ARM Fund – Deborah Shigo informed the Commission that ARM grant funds are available for the Salmon Falls River watershed area.
- b) Saving Special Places – Deborah Shigo encouraged the members to attend this meeting, signups are due this Friday and anyone looking to attend needs to let Seth Creighton know ASAP. Meredith Lineweber said that she might attend.
- c) Local energy fair - Deborah Shigo informed the members of the upcoming annual State-wide 'local energy' fair, being held at Winnisquam NH high school
- d) Other happenings – The members shared information about upcoming wetlands, water quality, and grant workshops.
- e) Recruitment – Deborah Shigo encouraged the members to recruit others to join the Conservation Commission.
- f) RFQ for services – Seth Creighton passed out draft RFQ language for professional services related to acquiring conservation easements. Seth Creighton asked the members to review it and provide their comments to him over the next month.

11) Non-Public Session pursuant to RSA 91-A:3 II(d):- (if necessary), Discussion of acquisition of real property (recent site walks/LACE sheets)

At 9:23 Jack Hackett motioned to go into non pubic, Michael Dionne seconded, the motion passed unanimously.

At 9:29 pm the public session resumed.

Adjournment:

At 9:30 p.m. Michael Dionne made a motion to adjourn; Mark Jennings seconded the motion, the motion passed unanimously.

Respectfully submitted,

Seth Creighton, Staff Planner