



City of Rochester Conservation Commission Meeting Minutes

Wednesday June 28, 2023

Rochester Police Department (2nd Floor)
23 Wakefield Street, Rochester, NH

(These minutes were approved on July 26, 2023)

Attendance

Presence	Commission Member	Notes	Members of the Public
Present	Mike Dionne, <i>Chair</i>		Jack and Lynn Lagasse
Absent	Kevin Sullivan, <i>Vice Chair</i>	excused	Eric Salovitch - Northam Survey
Present	Mark Jennings		
Present	Merry Lineweber		
Present	Dan Nickerson		
Present	Dylan Dowe		
Present	Renée Mclsaac, <i>Planner I</i>		

1) Call to Order:

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

2) Approval of Minutes:

Review Meeting Minutes of May 24, 2023.

Mark Jennings requested that the address information be added to the parcels noted with violation notices. Mark made a motion to accept the May 24th meeting minutes with the requested minor edits. Dan Nickerson seconded the motion; the motion passed unanimously.

3) Conservation Overlay District:

10 Shelby Lane; Tax Map 138 Lot 11

Conditional permit application for proposed Cocheco River shoreland buffer impacts.

Eric Salovitch of Northam Survey introduced himself and the property owners of 10 Shelby Lane, Jack and Lynn Lagasse. He presented an overview of the proposed project that will expand parking, construct a new garage with a new dwelling unit and second story deck. He indicated that the project has already been presented to Cocheco River Local Advisory Committee and they will be provided an update following the Conservation Commission review of the project. The project has also been heard by the Zoning Board of Adjustment to allow for construction of a single-family home on a lot with a multifamily unit.

Mike Dionne asked what was intended with the lighting in the buffer.

Jack Lagasse indicated that he intends to install some minimal motion lighting on the outside of the garage structure, but these are not planned to be shining light towards the river and into the buffer.

Eric Salovitch stated that the corner of the proposed deck is within the shoreland buffer setback. It will be a second story deck with 1/4" spaced deck boards and crushed stone on the ground underneath. They are proposing a rain garden to capture runoff from the driveway pavement and will grade it towards the rain garden.

Mike Dionne asked if any trees were planned to be removed from the buffer.

Jack Lagasse stated that the trees are spaced apart and there is no intent to remove trees.

Mark Jennings previously visited the site and described it as having mature pines, with no understory.

Mike Dionne asked if the owners noticed variations in the water levels.

Jack Lagasse confirmed that it does.

Mike Dionne stated that planning for the removal of the dams in Gonic are proceeding and most of the impediments have been overcome. He believes that the high-water line may be impacted when they are removed.

Mike Dionne pointed out the plans identify the deck as being pervious and that the State of NH does not generally view them that way.

Eric Salovitch acknowledged that there has been push back on this characterization.

Mike Dionne stated that he was okay with the proposed impacts, especially given the site conditions.

Mark Jennings confirmed that bank erosion did not appear to be a concern at the site.

The homeowners, Jack and Lynn Lagasse, indicated they would be taking care of the rain garden maintenance.

Mark Jennings made a motion to recommend approval of the conditional use permit. Merry Lineweber seconded the motion; the motion passed unanimously.

4) New Business:

Public Outreach Event scheduled for Monday July 17th at 5pm to discuss the update to the Natural Resources chapter of the Master Plan.

Renée McIsaac explained that the Commission needed to identify the preferred location for the event and review the draft agenda.

The Commission discussed potential locations and the advantages of each site. After discussion they all agreed that the entrance to Hanson Pines would be the best fit for the event. They felt it had adequate parking, provided accessibility, space for kids to wander, was a well-known site, centrally located, and was a gateway to talking about conservation and the Cocheco River.

The Commission members were satisfied with the draft agenda.

5) Reports:

a. Zoning Board of Adjustment (ZBA) Review – 17 Sterling Drive

The Commission members discussed their concerns with the ZBA's approval of the variance request for the site plan amendment to place solar trackers in the wetland buffer. They noted that the Conservation Commission did not approve of this use of the wetland buffer.

Dan Nickerson made a motion for Mike Dionne to compose a letter to the Planning Board opposing approval of the site plan amendment. Mark Jennings seconded the motion; the motion passed unanimously.

b. Technical Review

- i. SUBD-23-6; 6 Coleman Street
- ii. SP-23-11; 9 Academy Street
- iii. SP-23-12; 68 & 76 Farmington Road

The above applications were briefly discussed. There were no specific concerns identified with these projects.

c. Planning Board Review – was not discussed.

6) Old Business:

a. Potential conservation funding planning activities

Mike Dionne stated he would reach out to some contacts about potential conservation activities.

b. Lilac Family Fun Festival planning update – July 8th

The schedule of the event was briefly discussed. The Commission members liked the “Donated by City of Rochester Conservation Commission” labels on the bird field guidebooks.

c. Potential Cocheco River clean-up event

The potential for a Cocheco River clean-up event was briefly discussed.

7) Adjournment.

A motion was made by Dan Nickerson and seconded by Mike Dionne to adjourn at 8:50pm; the motion carried unanimously.

Respectfully submitted,
Renee McIsaac
Planner I