

**Rochester Conservation Commission**  
**Minutes of the January 23, 2013 Meeting**  
(Approved February 27, 2013)

Members Present:

Deborah Shigo, Chair  
Michael Dionne, Vice Chair  
Mark Jennings  
Meredeth Lineweber

Members Absent:

Jeff Winders  
Jack Hackett

Staff: Caroline Lewis, Recording Secretary

**Minutes:** The regular and non public meeting minutes of November 28, 2012 meetings were reviewed. (There was no December 26<sup>th</sup> meeting). Meredith Lineweber made a motion to accept both the regular and no public meeting minutes, seconded by Mark Jennings. The motion passed unanimously.

**Conservation Overlay District - Conditional Use Review:**

None to discuss.

**New Business:**

Mr. Chris Kane, Kane & Ingraham, Conservation Consultants

Mr. Kane handed out materials from Conservation Lands Audit and Online Inventory done for Dover, NH, as well as a map showing the Conservation Lands Inventory for Dover. He explained how he does the research, what is involved, and what digital and printed information is provided to the City. Mr. Kane stated he can inventory all lands under conservation easements, as well as City properties, and other types of easements or open spaces not able to be developed. He stated the cost is approximately \$8,000.00 for this type of summary.

The Conservation Commission members discussed wanting to have this done, but on one having the time for such a project. Michael Dionne made a motion to pursue having Mr. Kane draw up a proposal for doing a Conservation Lands audit and inventory for Rochester. Meredith Lineweber seconded the motion. The motion passed unanimously.

The members discussed using Conservation Funds for this project and Michael Dionne made a motion to expend up to \$10,000.00 from the Conservation Fund to pay for a Conservation Lands audit and inventory. Meredith Lineweber seconded the motion. The motion passed unanimously.

**Dredge and Fill Applications:**

DOT Park & Ride/Marc Laurin and Michael Servetas

Mr. Laurin and Mr. Servetas showed the members the plan for the proposed Park & Ride on Rte 202 (Washington Street). They discussed with the members the following; the number of parking spaces, bus loop, size of area, pavement, drainage, landscaping, fencing, curbing, and other issues.

Mr. Laurin stated they plan to do a mitigation contribution of approximately \$49,000.00 for the disturbance of just over 12 thousand square feet. This amount has been approved to go into the ARM fund. The members informed Mr. Laurin they would prefer the money to stay in Rochester and the Chair stated she may have a project that would be approved for this mitigation. Mr. Laurin noted that time is of the essence, and the Chair promised to get back to him within a few days if there is some Rochester site available. The information would then go to the Wetlands Bureau for their approval. All this needs to be done before any permits are issued.

**Discussion:**

Jeffrey Merritt, PE/Keach-Nordstrom Assoc. Inc and Scott Holman, Development Manager/Zaremba Group – regarding proposed redevelopment of 63 Highland Street, Map 104 Lot 51

Mr. Merritt and Mr. Holman displayed plans of a proposed project on Rte 202 in East Rochester. This property across from the Beverage Store has 200 feet of road frontage and a strip of land that runs behind houses on Jay Way almost up to Davis Road. Mr. Merritt explained this lot of approximately 3.6 acres is currently being used as a card sales lot. They propose a retail store, getting rid of everything on the square part of the lot, and 9,100 sq. ft. Dollar General Store. Mr. Merritt, Mr. Holman and the members discussed the driveway, the swale, decreasing the pavement, more green space, parking spaces, drainage, the long strip of land, and other issues. Mr. Merritt stated this is just conceptual but they wanted to talk to the Conservation Commission to get an idea of what their concerns might be. Overall, the members felt this plan would be an improvement over the existing conditions; however they would like to see the parking spaces on the rear left side of the lot removed. Mr. Merritt stated they could request a variance to have less parking than required. This plan will be coming back before the Conservation Commission as the project applies for DES permits.

**Violations:**

Eastern Avenue – Information from Dave Price

The recording secretary read a letter received from Dave Price, NHDES stating he has checked this site and there is no violation at this time.

**Correspondence:**

- a) NHDES Letter/Permit for Bald Eagle Co/Map 209 Lot 24
- b) CAM Letter/Work on Salmon Falls Road/Between Eagle Drive & Whitehall Road
- c) NHDES Letter/Request for more info/Village at Clark Brook/Maps 256 & 264 Lots 66 & 23
- d) NHDES Letter/Request for more info/Village at Clark Brook/Map 256 Lot 66
- e) NHDES Letter/Missing information/Rte 11/Map 216 Lot 9 & 11

The members discussed the correspondence, but had not specific questions or concerns.

**Reports:**

There were no reports.

**Old Business:**

There was no old business to discuss.

**Other Business:**

**Ricker Brook/Howard Brook**

Mark Jennings informed the members the water in Ricker Brook is crystal clear, however the water in Howard Brook is brown. The only thing above Howard Brook is the City reservoir, and he wonders if the water treatment process is the problem. Michael Dionne mentioned it could also be brown algae. The members agree it is worth checking out.

**Meeting on February 13<sup>th</sup> regarding Stevens Pond, Farmington**

The Chair is going to attend this meeting about ongoing pollution problems at this site.

**PR and City Council annual presentation**

The Chair asked the members to come up with ideas for a standard operation procedure to address public relations for properties that are put under easements. Some owners do not wish to have any information put out for the public, while others are eager for everyone to know. This will be discussed again at the next meeting.

The members agree that it would be helpful for the Conservation Commission to make an annual presentation to the City Council to make them aware of any projects they are working on, not just a specific project they are asking approval of.

**Non-Public Discussion Pursuant to RSA 91-a:3 II (d):  
Discussion of acquisition of real property.**

None to discuss.

**Adjournment:**

At 8:25 p.m. Mike Dionne made a motion to adjourn, seconded by Mark Jennings. The motion passed unanimously.

Respectfully submitted,

Caroline Lewis  
Recording Secretary