



## City of Rochester Conservation Commission Meeting Minutes

**Wednesday October 25, 2023**

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

(These minutes were approved on November 15, 2023)

### Attendance

Presence	Commission Member	Notes	Members of the Public
Present	Mike Dionne, <i>Chair</i>		Berry Surveying & Engineering
Present	Kevin Sullivan, <i>Vice Chair</i>		Chris Berry
Present	Mark Jennings		Dennis Raymond
Present	Merry Lineweber		
Present	Dan Nickerson		
Present	Dylan Dowe		
Present	Renée McIsaac, <i>Planner I</i>		

- 1) Call to Order:**  
Mike Dionne called the meeting to order at 6:32pm.

- 2) Approval of Minutes:**  
Review Meeting Minutes of September 27, 2023.

Kevin Sullivan identified two minor corrections for the meeting minutes. Merry Lineweber made a motion to approve of the minutes with the requested edits. Kevin Sullivan seconded the motion and it passed unanimously.

- 3) Conservation Overlay District:**  
Atlantic Bridge & Engineering Inc; Tax Map 0215 Lot 0067-0000  
Proposed wetland buffer impacts associated with water line installation and the potential fill of a small wetland.

Chris Berry of Berry Surveying & Engineering introduced himself as the representative for the Atlantic Bridge & Engineering project. He explained that since purchasing the location at 40 Elmo Lane, the company has been experiencing rapid growth. As a result, they are looking to expand their facilities. During consultation for the proposed expansion, it was determined that not all work proposed under previous site approvals had been completed. In addition, the expansion would necessitate connection to City water services for increased water demands, such as those related to fire suppression requirements under the current NFPA Fire Code.

The proposed water line installation would mostly be along the shoulder of Elmo Lane, but this would also impact wetland buffers. The installation would require a dewatering system while laying pipe and these would be designed to discharge water in the upland areas.

The applicant will be seeking a wetland permit from the NHDES to allow for filling of a small (518sqft), isolated wetland. It is in close proximity to the existing cut shop and within the proposed footprint of development. The wetlands were evaluated by Deidra Benjamin, a Certified Wetland Scientist.

The proposed project will bring the site into compliance with the current Alteration of Terrain standards and Chapter 218 Stormwater Management and Erosion Control of the City's Code.

Kevin Sullivan asked for confirmation that the proposed fill was for an isolated wetland spot on the site.

Chris Berry confirmed that was the case. He also stated that a Natural Heritage Bureau report identified some specific sedges of concern and if any are found in the spring, these would be relocated on the site.

Mike Dionne stated that he was pleased that the stormwater would be appropriately treated and that it is likely the small wetland (targeted for fill) is of poor quality.

Chris Berry stated that he was not certain if the ZBA also needed to review the proposed impacts.

Renée McIsaac replied that the Commission could make a recommendation and the need for any additional approvals could be determined at a later time.

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

**4) New Business:**

Commission Chair Mike Dionne made a motion to review item a) (RBV Realty LLC) of the New Business before moving onto the next item on the agenda. There were no objections.

RBV Realty LLC – 324 Blackwater Road; Tax Map 0264 Lot 0011-0000  
Proposed conservation subdivision

Chris Berry of Berry Surveying & Engineering introduced the proposed project. He stated that initially the site was considered for construction of 6 duplex homes. During plan development there was a concern that additional drinking water wells could result in pulling water from the old landfill site, (located two parcels away from the subject site). As result, a geologist was contracted to evaluate the water quality and available quantity from an existing drinking water well located on the site. They determined the water quality was suitable for drinking water and recommended designing a project that could be serviced from the existing well. The project was redesigned using a conservation subdivision approach.

The current design is for 9 single-family homes. The rear of the property is bounded by Clark Brook. The project uses a community leach field that is sited outside of the wetland areas. Both encumbered and unencumbered open spaces have been noted on the plans. Signs would be placed to note the location of open space and wetlands (to protect these sensitive areas). During a conceptual review of the project, it was noted that the Conservation Commission would like to review the site to confirm that resources of concern are conserved in the design.

Commission members confirmed they would like to conduct a site walk to review existing conditions. Renée McIsaac stated she would coordinate with interested parties to schedule the site visit.

**5) NH DES Applications:**

Brox Industries, Inc (489 Rochester Neck Road); Tax Map 0268 Lot 0005-0000; NHDES Air Permit Application #23-0151

Renée McIsaac stated the notice was only for the receipt of the application at NHDES and that public comment has not opened yet. The OneStop database contains information on inspections previously conducted at the site. She stated she would update the Commission when the public comment period opens.

**6) Notice of Intent to Cut Wood:**

- a. Intent to Cut: Tax Map 0139 Lot 0058-0000 (0 Railroad Ave); 23-389-04-T
- b. Intent to Cut: Tax Map 0141 Lot 0032-0000 (55 Nadeau Dr); 23-389-03-T

There were no concerns noted with the above notices.

**7) New Business:**

a. Trial LACE Exercise

The Commission used the revised forms to score two projects that were previously evaluated with the original LACE forms.

The trial resulted in differing outcomes, in which one project had a similar score and the other did not. Commission members discussed whether the form needed further revision. There were concerns that perhaps the form weighed certain elements too heavily, previous scoring might have been flawed, and additional testing may be needed. Ultimately it was decided that members would take some time to think further before making any decisions.

b. NH Association of Conservation Commissions Annual Meeting and Conference

Commission members agreed that the membership should be renewed. Any interested in attending the annual meeting will reach out to Reneé McIsaac for registration.

**8) Reports:**

a. Technical Review

Mark Jennings noted that 55 Gear Road was going through the TRG process for a lot line revision. This site was under NHDES enforcement action for wetlands violations.

b. Planning Board Review – Nothing was reviewed from recent Planning Board meetings.

**9) Old Business:**

a. ZBA Application for 17 Farmington Road – Tax Map 221 Lot 164

Kevin Sullivan stated that he and Dylan Dowe attended the ZBA meeting for the variance requests. It was decided that the project would be reviewed by the Conservation Commission for potential wetland impacts.

b. Hope Farm Site Walk

Renée McIsaac stated that she would be scheduling a site visit in November for a Tuesday or Wednesday around 1100am. She will follow-up with Commission members once scheduled.

**c. Coheco River Clean-Up**

Kevin Sullivan and Reneé McIsaac visited the location of the proposed clean-up. They felt that a group of volunteers could haul the debris to the roadway. Renée McIsaac stated she would follow-up with key individuals to determine a potential date for the clean-up.

**d. Salmon Falls Property for Potential Conservation Easement**

Commission members reviewed previous talking points regarding potential conservation actions and the current status of the project.

**10) Adjournment.**

A motion was made by Mark Jennings to adjourn at 9:16pm. The motion was seconded by Merry Lineweber; the motion carried unanimously.

Respectfully submitted,  
Renee McIsaac  
Planner I