

Rochester Conservation Commission

Minutes of October 28, 2020

(These minutes were approved on November 18, 2020)

Members Present:

Mike Dionne	Mark Jennings	Meredeth Lineweber
Dan Nickerson	Kevin Sullivan	Barbara Soley

Members Absent:

Sheila Lulek

Staff: Seth Creighton, Chief Planner

Mr. Dionne convened the meeting at 6:39 pm.

1. Minutes: the meeting minutes of September 9, 2020 were reviewed. Mr. Jennings suggested some changes. Ms. Lineweber motioned to accept the minutes with revisions and Mr. Nickerson seconded. The motion passed unanimously by a roll call vote.

2. Conservation Overlay District: Pella Windows and Doors of New England, 109 Airport Drive.

Scott Lawler of Norway Plains Associates explained he is seeking a Conditional Use Permit on behalf of his client to construct a 24,000 square foot distribution and executive office building. Mr. Lawler explained the existing conditions and said there are minimal wetlands associated with grading of the parking lot. The wetland buffer impact is limited to a small area of the outer buffer area, between 25-50 feet from the wetland. Mr. Sullivan asked about stormwater treatment; Mr. Lawler explain the stormwater system and noted that he had worked with Mr. Creighton to add an additional treatment area just prior to the natural wetland buffer, so as to provide a last opportunity for treatment. Mr. Dionne asked about snow storage; Mr. Lawler explained that snow storage would be elsewhere onsite.

Audience member Mr. Darren Scopel (a science teacher at Spaulding High School) stated that some of his Environmental Science students were listening to this meeting, and as such asked if Mr. Lawler or others could explain the processes for developing a property like this, and what environmental laws were being followed. Mr. Creighton explained the development rules, including stormwater treatment, wetland buffer setbacks, landscaping rules, and traffic considerations. Mr. Lawler went through each of those categories and pointed out how they were being met by the plan he designed.

Mr. Sullivan motioned to approve the Conditional Use Permit and Ms. Soley seconded. The motion passed unanimously by a roll call vote.

3. NH DES Wetland/Shoreland Applications: None.

4. Discussion: Draft 2021 meeting dates.

A draft version of the 2021 Conservation Commission meeting schedule was reviewed. No changes were proposed. Mr. Creighton said that he would finalize and post online.

5. Notice of Intent to Cut Wood or Timber / Intent to Excavate:

- a) Notice of Intent to Cut – Tax Map 210-154, Flat Rock Bridge Road
- b) Notice of Intent to Cut – Tax Map 210-166, Phillips Lane
- c) Notice of Intent to Cut – Tax Map 211-9, Salmon Falls Road

The Commission discussed these and two other Intent to Cuts (on Salmon Falls Rd) that came in post agenda setting. Mr. Scopel asked for an explanation of what these permits are for. Mr. Nickerson provided a detailed explanation of when and why these permits are required, and provided examples of how timber “board feet” measurements are made from forest to sawmill.

6. New Business: Open.

7. Reports:

- a) Technical Review Group
- b) Planning Board

Mr. Creighton provided an update on which projects involving wetland/wetland buffer impacts were being reviewed, as well as which had been approved and are now under construction.

8. Old Business:

- a) Mr. Creighton said that the City Attorney and the attorney for the owners of 104 Crowhill Rd were working on Purchase and Sales language. Mr. Creighton said that because the property is so old the deed is nondescript, and as such the property needs to be surveyed prior to sale in order to describe the metes and bounds. Ms. Lineweber said that she has some 1860 maps of the City and is willing to lend them to the City Attorney for reference.

9. Non-Public Session pursuant to RSA 91-A:3 II (d): Discussion of acquisition of real property and/or recent site walks LACE Sheets. The Commission chose not to enter a Non-public meeting.

11. Adjournment: Mr. Nickerson motioned to adjourn at 7:37pm, and Ms. Lineweber seconded. The motion carried unanimously by a roll call vote.

Respectfully submitted,

Seth Creighton, AICP
Chief Planner