

Rochester Conservation Commission

Minutes of March 24, 2021

(These minutes were approved on April 28, 2021)

Members Present:

Mike Dionne Mark Jennings Meredith Lineweber
Dan Nickerson

Members Absent:

Barbara Soley Sheila Lulek Mike Kirwan Kevin Sullivan

Staff: Seth Creighton, Chief Planner

Mr. Dionne convened the meeting at 6:30 pm. Mr. Dionne read a preamble regarding the Governor's order which permits remote meetings.

By Roll Call vote the following members vocalized they were present: Mike Dionne

Mark Jennings Meredith Lineweber Dan Nickerson Kevin Sullivan

1. Discussion: Crowhill Rd Easement Language, with South East Land Trust

Mr. Creighton welcomed Jeremy Lougee c/o South East Land Trust. Mr. Creighton asked Mr. Lougee to explain the proposed budget for putting 104 and 118 Crowhill Rd under conservation easement. Mr. Lougee explained that the budget and then simplified it by saying that once the NH DES Drinking Water Grant Fund is awarded, the City can expect to receive an approximate \$60,000 reimbursement. Mr. Dionne asked if any City funds need to be paid between now and then; Mr. Lougee said no.

Mr. Creighton suggested that the Commission inform the City Council of this.

2. Conservation Overlay District:

a) Laperle Family Revocable Trust, 60 Haven Hill Road (by Norway Plains Assoc.) 5-Lot subdivision with new road. Wetland and wetland buffer impacts are proposed

Engineer Scott Lawler c/o Norway Plains Assoc introduced the proposed subdivision and focused on the proposed wetland crossing for the road and wetland buffer impacts for the road's stormwater drainage.

Mr. Dionne said that it looks like these wetlands are low value wetlands and wondered if they flowed under the abutting railroad tracks; Mr. Lawler said they do not flow under the tracks and the railroad is an impediment to the flow, and may be the cause of how these areas became wetland. Ms. Lineweber recalled walking the abutting property (now a subdivision called Laperle Dr) a few years ago and reviewing similar wetland crossings and wetland buffer impacts; Mr. Lawler said Ms. Lineweber was remembering correctly but those impacts were different as the wetland crossing was larger there were greater wetlands functions and values, Mr. Creighton said he has walked both properties and agrees with Mr. Lawler. Mr. Lawler also said these two properties flow to different areas, and thus are in different sub watersheds. Ms. Lineweber asked if there are any endangered or threatened species; Mr. Lawler said he doesn't believe so but that will be reviewed by NH DES; Mr. Creighton recalled there being a rare bat in this area, and that cutting may be restricted to a specific time of year. Mr. Dionne said the impacts look reasonable. Mr. Nickerson cautioned that there is

low spot near Haven Hill Rd, at the front of this lot that may be a wetland or vernal pool. Mr. Dionne motioned to support the Conditional Use Permit request and NH DES Wetlands application, Mr. Nickerson seconded; by roll call vote all agreed.

b) EFI Express, LLC, 0 Tebbetts Road (by Fuss & O'Neill) Site plan to construct two 6,000+/- s.f. buildings for automotive facility with associated infrastructure. Wetland and wetland buffer impacts are proposed.

Engineer Brian Pratt c/o Fuss & O'Neil introduced the project and focused on the proposed driveway wetland crossing and wetland buffer impacts for the driveway's stormwater drainage. Mr. Dionne asked if the corrugated pipe at the wetland crossing had been reviewed by NH Fish & Game; Mr. Pratt said it had and that it was NH F&G that requested the pipe be corrugated. Mr. Jennings asked Mr. Pratt to explain snow storage, Mr. Pratt did so. Mr. Dionne said these wetlands looked marginal, Mr. Creighton agreed and said he had been on this property a few times in the past. Mr. Jennings motioned to support the Conditional Use Permit request and NH DES Wetlands application, Mr. Dionne seconded, by roll call vote all agreed.

3. NH DES Wetland/Shoreland Applications.

a) Laperle Family Revocable Trust, 60 Haven Hill Road (by Norway Plains Assoc.) 5-Lot subdivision with new road. Wetland impacts proposed.

See above for discussion and motion.

b) EFI Express, LLC, 0 Tebbetts Road (by Fuss & O'Neill) Site plan to construct two 6,000+/- s.f. buildings for automotive facility with associated infrastructure. Wetland impacts proposed.

See above for discussion and motion.

c) NH DOT – Route 16 improvements. Wetland impacts proposed.

The Commission decided to not take action or discuss this matter because the applicant wasn't present and the request wasn't clear. Mr. Creighton said he would contact the applicant and invite them to the next meeting. Ms. Lineweber made a motion to withhold comments, Mr. Jennings seconded; by roll call vote all agreed.

4 Minutes: Review Meeting Minutes of February 24, 2021

The Commission members did not review these minutes because they had not had enough time to review them, due to the packets taking a long time to arrive via mail.

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

A general discussion of the review of these applications over the last month was given by the Conservation Commission's appointed member, Mr. Nickerson.

6. New Business: Ms. Lineweber shared that Paul and Fran Reynold's house burned, on French Hussey Rd, and that this abuts a conserved parcel.

7. Reports:

a) **Technical Review Group.**

b) **Planning Board.**

Mr. Jennings asked to be reinstated on the TRG member list; Mr. Creighton said yes.

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8. Old Business: Mr. Dionne asked what the ZBA decided regarding the wetland buffer variance request for 480 Gonic Rd. Mr. Creighton said that the ZBA meeting had been postponed, and as such the application hadn't yet been heard.

9. Adjournment: Mr. Dionne motioned to adjourn at 8:02 pm, and Ms. Lineweber seconded. The motion carried unanimously by a roll call vote.

Respectfully submitted,

Seth Creighton, AICP
Chief Planner