

# Town of Rochester



## Priority Development & Protection Areas July 2008



## **PRIORITY DEVELOPMENT AREAS PRIORITY PROTECTION AREAS**

### **INTRODUCTION**

Southeastern Massachusetts is growing rapidly. As a region, we are developing nearly 8 acres each and every day, or about 4½ square miles a year. This is equivalent to fully developing an area the size of the Town of Somerset every 21 months.

Development is inevitable. Our region is a desirable place to live and work, and a certain amount of new growth is healthy. But in the past, we have not always planned well for development, and the result has not always been an asset for our communities and region.

Good development should be on sites that are matched to their intended uses. Sites for more intensive development need good access, compatible abutting land uses, public water and sewer service nearby, and minimal environmental constraints. These areas need to be located, mapped and appropriately zoned.

Likewise, we need to plan to protect our most important natural areas. These are the areas that contribute to our water supply, contain threatened or endangered species or are special due to their scenic or historic features. These areas also need to be located, mapped and appropriately protected.

We must steer development toward the appropriate (priority development) areas and away from the critical (priority protection) areas in order to achieve the vision that we have for our communities.

In conjunction with the South Coast Rail project and the Southeastern Massachusetts Commuter Rail Task Force, SRPEDD will be working with the cities and towns of the region to identify those areas that are the best ones for development and the best ones to be protected. These will be the **Priority Development Areas (PDAs)** and **Priority Protection Areas (PPAs)** and we will be working with municipal officials and citizens to locate and designate these areas.

### **WHAT ARE PRIORITY DEVELOPMENT AREAS?**

These are areas within a city or town that are capable of handling more development due to several factors, including good access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support. PDAs can range in size from a single lot to many acres. Areas designated under state programs such as Chapter 43D (expedited permitting), Chapter 40R (smart growth zones) or Economic Opportunity Areas can be examples of PDAs. Included in these designations will be the local recommendations for how these sites should be developed.



## **WHAT ARE PRIORITY PROTECTION AREAS?**

These are areas within a city or town that deserve special protection due to the presence of significant environmental factors and natural features, such as endangered species habitats, areas critical to water supply, scenic vistas, or areas of historic significance. Like PDAs, the protection areas can vary greatly in size. Areas of Critical Environmental Concern (ACECs), aquifer recharge areas or designated priority habitats can be examples of PPAs.



## **WHAT IS THE PURPOSE OF THE PDA/PPA DESIGNATIONS?**

This work is useful to all communities in making land use and zoning decisions. But it may also be helpful when considering potential mitigation for the commuter rail project and may be utilized if a regional system of transfer of development rights is utilized. The PDA/PPA information that is developed will also be integrated into the corridor plan for the South Coast Rail project.

## **HOW DOES THE PROCESS WORK?**

SRPEDD assembled known data, local zoning bylaws, master plans and open space plans and worked with local planners, conservation agents, economic development officials, elected officials, interest groups, local organizations and citizens to review this information and refine it with local knowledge. This process took several months in each community. State officials will be consulted for their input and final recommendations will be brought before local officials and the Southeastern Massachusetts Commuter Rail Task Force.

## **HAS THIS BEEN DONE BEFORE?**

Similar efforts undertaken by SRPEDD in 1997 and The Coalition of Buzzards Bay have completed pieces of this process; that work will be incorporated into this effort.

The following pages contain the work that members of the Town of Rochester identified as Priority Protection and Priority Development Areas in the spring of 2008.

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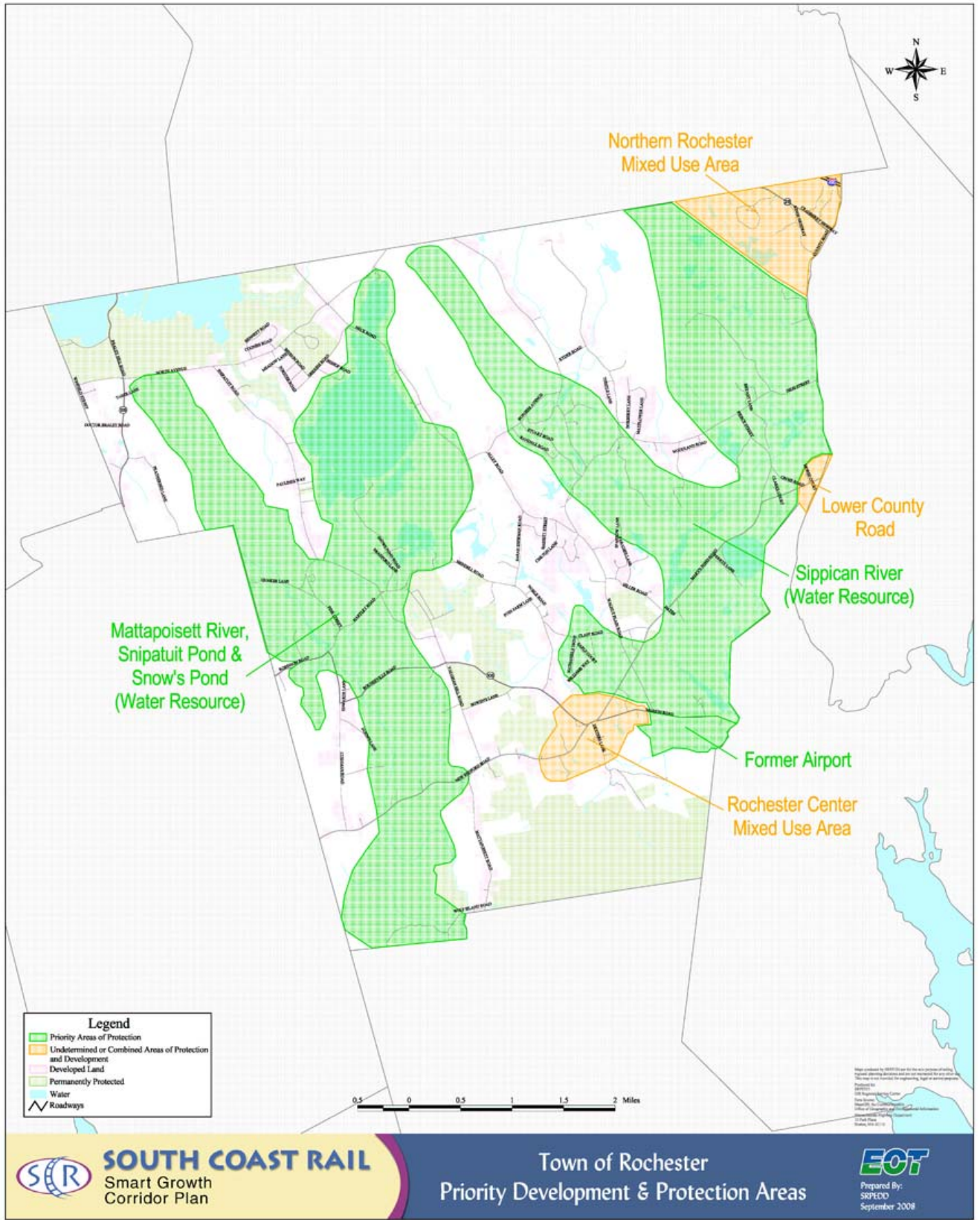
### *Community Profile*

The Town of Rochester is located in Southeastern Massachusetts, bordered by Lakeville and Middleborough on the north, Wareham and Marion on the east, Mattapoisett on the south, and Acushnet and Freetown on the west. Rochester is about 19 miles northeast of New Bedford; 50 miles south of Boston; 49 miles east of Providence, Rhode Island. Rochester has a total land area of 33.9 square miles. As of 2000 US Census the population within Rochester was at 3,921, which equates to a density of 116 square mile.

The Town of Rochester was founded in 1679 and incorporated in 1686. At that time the area now known as Marion, Mattapoisett and West Wareham were all part of Rochester. These towns were subsequently separated from Rochester and by 1857 Rochester stood alone, having had the foresight to reserve rights on the seashores of the other towns. That is why residents of Rochester enjoy rights for shellfish licenses and beach use in communities not their own.

Residents describe their community as rural and residential and point out that it still retains many of the farms which were originally the foundation of the town 300 years ago. "A quiet, beautiful place within which to live and grow."

Rochester Priority Protection & Development Areas



## ***Town of Rochester Priority Development/Redevelopment and Protections Areas***

### **I. Combination Priority Development/Redevelopment and Protection**

#### ***1. Northern Rochester Mixed-Use Area***

Located in the northeastern corner of the Town of Rochester near the Middleborough town line and abutting Wareham, the lots zoned industrial include several industrial facilities. The largest is the Covanta waste to energy facility site with ready access to Route 28, I-495 (via Exit 2), and the CSX rail freight line. There is potential for Economic Opportunity Area (EOA) designation for the industrial area. Sections of Route 28 (Cranberry Highway) and County Road are tentatively identified for small-scale mixed-use including low impact retail, service related activities and housing. This area has transportation access (proximity to I-495 & Route 28), potential for water hook ups through Wareham or Middleborough, but no sewer.



*Cranberry Bog*

*Northern Rochester Mixed-Use Area*

|   |  |
|---|--|
| <p><b>Protected Parcels</b></p> <ul style="list-style-type: none"> <li>• <b>RR ROW</b></li> </ul> <p><b>Historical Significance</b></p> <ul style="list-style-type: none"> <li>• <b>None known</b></li> </ul> | <p><b>Water Resource</b></p> <ul style="list-style-type: none"> <li>• <b>High and Medium Yield Aquifer</b></li> <li>• <b>IWPA</b></li> <li>• <b>Forbes Swamp</b></li> <li>• <b>Extensive wetlands</b></li> <li>• <b>Cranberry Bogs</b></li> <li>• <b>100-year Floodplain</b></li> <li>• <b>Rochester Reservoir Recharge area</b></li> <li>• <b>Buzzards Bay Watershed</b></li> </ul> |
| <p><b>Natural Resource Protection Areas</b></p> <ul style="list-style-type: none"> <li>• <b>Priority &amp; Estimated Habitat</b></li> </ul>   | <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>• <b>Sand and Gravel</b></li> <li>• <b>Floodplain Alluvium</b></li> <li>• <b>Till or Bedrock</b></li> </ul>   |
| <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>• <b>Industrial</b></li> <li>• <b>General Commercial</b></li> <li>• <b>Residential</b></li> </ul> <p><b>No Municipal Water/Sewer</b></p>          | <p><b>Possible Use/Reuse</b></p> <ul style="list-style-type: none"> <li>• <b>Industrial</b></li> <li>• <b>Commercial</b></li> <li>• <b>Mixed-use</b></li> </ul>  |
| <p><b>Development Area</b></p> <ul style="list-style-type: none"> <li>• <b>Route 28 (Cranberry Highway)</b></li> <li>• <b>Kings Highway</b></li> <li>• <b>County Road</b></li> <li>• <b>Rail</b></li> </ul>   | <p><b>21E Site</b></p> <ul style="list-style-type: none"> <li>• <b>None</b></li> </ul> <p><b>Chapter 61 lands</b></p>  |

2. *Rochester Center Mixed-Use Area*

There are two locations in this area that have limited mixed-use opportunities for retail, service related activities and housing appropriate for a small, rural village setting. Plumb Corner Mall (on Route 105 at the intersections of New Bedford Road and Mary’s Pond Road) is partially developed as a small-scale low impact retail and commercial area. The mall has undeveloped acreage that could be used for village style housing. There is a second commercially zoned parcel on New Bedford Road just west of Dexter Lane that would also be suitable for village style housing. The areas have town water (Marion water lines) but no sewer.



Rochester was established in 1686. The first meetinghouse was built within the burial ground at Rochester Center in 1699. In 1717 a larger, second meetinghouse was built where the commemorative boulder now stands near the Plumb Library. Both buildings served as church, town hall and social center. A third meetinghouse was built on the Common in 1760 and used until the erection of the present edifice in 1837. In 1838, Rochester Academy with vestry below was built just adjacent to the new church. After the demise of the academy, the building was used as one of the town’s schools for many years. The current Town Hall was built in 1892. The library, church, vestry building and town hall border the green, where community events are held. The US Post Office is within easy walking distance from commercial areas, the Town Hall and its annex on Route 105, and the Rochester Senior Center on Dexter Lane.

***Rochester Center Mixed-Use Area***

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| <p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Gifford Memorial Park</i></b></li> <li>• <b><i>Center Cemetery</i></b></li> <li>• <b><i>Dexter Lane Recreational Area</i></b></li> <li>• <b><i>The Holmes Reserve</i></b></li> <li>• <b><i>The Delano Reserve</i></b></li> <li>• <b><i>Rounsille Reserve</i></b></li> <li>• <b><i>APR</i></b></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Center Cemetery</i></b></li> <li>• <b><i>Town Hall</i></b></li> <li>• <b><i>Church/Vestry</i></b></li> <li>• <b><i>Historic District</i></b></li> </ul> | <p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Sherman Brook</i></b></li> <li>• <b><i>Doggett Brook</i></b></li> <li>• <b><i>Buzzards Bay Watershed</i></b></li> <li>• <b><i>100-year Floodplain</i></b></li> <li>• <b><i>High and Medium Yield Aquifer</i></b></li> <li>• <b><i>Zone II</i></b></li> </ul> |
| <p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Certified Vernal Pools</i></b></li> <li>• <b><i>Priority Habitat</i></b></li> </ul>  | <p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Sand and Gravel</i></b></li> <li>• <b><i>Floodplain Alluvium</i></b></li> <li>• <b><i>Large Sand Deposits</i></b></li> <li>• <b><i>Till or Bedrock</i></b></li> </ul>   |
| <p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Residential</i></b></li> <li>• <b><i>Limited Commercial</i></b></li> <li>• <b><i>Groundwater Protection District</i></b></li> </ul> <p><b><i>No Municipal Water/Sewer</i></b></p>   | <p><b><i>Possible Use/Reuse</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Mixed-use Village design</i></b></li> </ul>  |
| <p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Route 105</i></b></li> <li>• <b><i>Mary’s Pond Road</i></b></li> <li>• <b><i>New Bedford Road</i></b></li> <li>• <b><i>Dexter’s Land</i></b></li> </ul>   | <p><b><i>21E Site</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>None</i></b></li> </ul> <p><b><i>Chapter 61 lands</i></b></p>  |

**3. Lower County Road**

This area is at the intersection of County Road and Mary’s Pond Road adjacent to the Marion and Wareham Town lines. It has been identified for mixed–use low impact development including retail, service and residential opportunities. The area offers limited access, potential for Wareham town water, but no sewer.

**II. Priority Areas of Protection**

Rochester has two aquifer recharge areas that encompass 50% of its total land area: the Mattapoissett and Sippican River aquifers. Fairhaven, Marion, Mattapoissett and Rochester rely on the Mattapoissett River aquifer as their principle source of municipal drinking water, and Acushnet relies upon the Mattapoissett River aquifer as a secondary municipal source. The Sippican River aquifer is a water resource for Marion. Rochester has an agreement with the Town of Marion for up to 50% of the water produced from the wells in these aquifers. (Rochester Master Plan, 2000) Most Rochester residents rely upon private wells.

The City of New Bedford relies on water resources located in the northwest corner of Rochester and has permanently protected over 850 acres of land fronting Great and Little Quittacas Ponds.

The Mattapoissett River and the Sippican River aquifer recharge areas have been identified as *Priority Protection Areas* due to the significant value the Town of Rochester places on this resource.

**1. Mattapoissett River, Snipatuit Pond and Snow’s Pond**

The Mattapoissett River is a 9.5 mile long river that begins at Snipatuit Pond in northwestern portion of Rochester. The pond is the headwaters and its inflow comes from two sources: Cedar Swamp, to the northeast, and Long Pond, to the northwest. The river flows generally southwards through Rochester and empties into Mattapoissett Harbor in Buzzards Bay, flowing through wetlands during much of its course.

Snipatuit Pond is an approximately 700-acre shallow (average depth of five feet) warm water pond located in northern Rochester. There is public boat access with limited parking located off Neck Road. The water quality is fair.

Snow’s Pond is a Coastal Plain Pondshore whose natural herbaceous community includes distinct flora and state-listed rare species. Coastal Plain Pond habitat is described as globally rare. Snow’s Pond is threatened by drawdown (wells), development, and recreational uses.



Historically the Mattapoisett River had Buzzard's Bay most abundant herring populations. In 1906 the recorded total catch was over 600,000 alewives. Throughout the 20th century, herring populations have seen a dramatic decline caused by physical obstructions, overfishing, poor water quality, and/or inadequate spawning grounds. The Buzzards Bay project, working with Alewives Anonymous (a local group), funded a sluiceway improvement at Snipatuit Pond and a dam repair on Route 6 in Mattapoisett in the 1990s.

Recently herring populations have seen yet another steep decline throughout the entire eastern seaboard. Massachusetts addressed the alewife and blueback herring decline by implementing a three year moratorium on the catch beginning in December 2005.

At the intersection of Cushman Road and Route 105 is the site of Winslow Forge. Major Edward Winslow owned and operated a forge mill by dredging the pond bottom for bog iron. This area grew and at various times a grist mill, saw mill, and a box board mill had been located here.

Bisbee Corner is located in north Rochester on the corner of North Avenue and Neck Road. These lands were originally given to Sir Thomas Bisbee by the King of England. The Bisbee family resided here until 1987. (Gurney, Historical Tour of Rochester, Massachusetts, 1980)



*Snipatuit Herring Run, Rochester Historical Society*

The annual Memorial Day Mattapoisett River Race highlights this important regional asset. It is not necessary to win or place; just to have participated is key. On race day, handmade boats line up while family and friends gather at the river's vantage points to cheer on the teams.

***Mattapoissett River, Snipatuit Pond and Snow's Pond***

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| <p><b><i>Protected Parcels</i></b></p> <ul style="list-style-type: none"> <li>• <i>New Bedford Water Supply</i></li> <li>• <i>Unitarian Church Camp</i></li> <li>• <i>The Nature Conservancy</i></li> <li>• <i>Department of Fish and Game</i></li> <li>• <i>Lionberger Preserve</i></li> <li>• <i>Roundsville APR</i></li> <li>• <i>Marion Water Supply</i></li> <li>• <i>Old Field Farm</i></li> <li>• <i>Mattapoissett River Valley Lands</i></li> </ul> <p><b><i>Historical Significance</i></b></p> <ul style="list-style-type: none"> <li>• <i>Winslow Forge</i></li> <li>• <i>Sherman Cemetery</i></li> <li>• <i>Native burial site</i></li> </ul> | <p><b><i>Water Resource</i></b></p> <ul style="list-style-type: none"> <li>• <i>High and Medium Yield Aquifer</i></li> <li>• <i>IWPA</i></li> <li>• <i>Zone II</i></li> <li>• <i>Zone C</i></li> <li>• <i>100-year Floodplain</i></li> <li>• <i>500-year Floodplain</i></li> <li>• <i>Mattapoissett River</i></li> <li>• <i>Snipatuit Pond</i></li> <li>• <i>Snow's Pond</i></li> <li>• <i>Branch Brook</i></li> <li>• <i>Logging Swamp</i></li> <li>• <i>Extensive wetlands</i></li> <li>• <i>Buzzards Bay Watershed</i></li> </ul> |
| <p><b><i>Natural Resource Protection Areas</i></b></p> <ul style="list-style-type: none"> <li>• <i>Priority &amp; Estimated Habitat</i></li> <li>• <i>BioCore Habitat</i></li> <li>• <i>S2~ ranked natural community</i></li> <li>• <i>Globally Rare (TNC)</i></li> <li>• <i>Certified Vernal Pools</i></li> </ul>  | <p><b><i>Soils</i></b></p> <ul style="list-style-type: none"> <li>• <i>Sand and Gravel</i></li> <li>• <i>Floodplain Alluvium</i></li> <li>• <i>Large Sand Deposits</i></li> <li>• <i>Till or Bedrock</i></li> </ul> <p><b><i>No Municipal Water/Sewer (potential)</i></b></p>  |
| <p><b><i>Zoning</i></b></p> <ul style="list-style-type: none"> <li>• <i>Residential</i></li> <li>• <i>Mattapoissett River Protection Area</i></li> <li>• <i>Groundwater Protection District</i></li> </ul>  | <p><b><i>Forest Stewardship Plan Properties</i></b><br/> <b><i>249.96 acres</i></b><br/> <b><i>Chapter 61 Lands</i></b></p>  |
| <p><b><i>Development Area</i></b></p> <ul style="list-style-type: none"> <li>• <i>North Avenue</i></li> <li>• <i>Snipatuit Road</i></li> <li>• <i>Route 105</i></li> </ul>  | <p><b><i>21E Site</i></b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul>  |

**2. *Sippican River***

The Sippican River is a relatively short river, approximately five miles long. The river rises in northern Rochester as the east and west branches. Each branch flows through a complex system of reservoirs, impoundments, cranberry bogs and natural wetlands before they join above Leonard's Pond. Leonard's Pond is a 54-acre pond created by damming the river. It is located west of Mary's Pond at East Over Farm. The Sippican River then flows through Marion into Buzzards Bay near the mouth of the Weweantic River in Wareham. A number of other small

tributaries empty into the Sippican River in Rochester: Sherman Brook, Haskell Brook, Dexter Mill River and Doggett Brook.

Mary's Pond is a clear, deep kettle-hole pond. This is an example of a Coastal Plain Pondshore that is in fair condition due to recreational and agricultural uses. This natural herbaceous community is globally rare due to its distinct flora and state-listed rare species. All of the ponds in Rochester are threatened by drawdown (wells), development, and recreational activity.

There are two fish ladders on the Sippican River and efforts are underway to restore the native alewife population to the river.

During the colonial period European settlers clustered around the southern end of Leonard's Pond, attracted by milling potential. The first grist mill began operation in the 1680s at the junction of the Sippican River and Mary's Pond Road. This area later saw the development other milling industries, including a forge mill circa. 1704. (MHC Reconnaissance Survey Report, 1981) (Photo: [www.townofrochestermass.com](http://www.townofrochestermass.com))



*Eastover Farm*

*Sippican River*

|  |   |
|--|---|
| <p><b>Protected Parcels</b></p> <ul style="list-style-type: none"> <li>• <i>Eastover Farm</i></li> <li>• <i>Makepeace Property</i></li> <li>• <i>Carr Family Property</i></li> <li>• <i>Stephen Delano Memorial Forest</i></li> <li>• <i>Leonard's Pond Recreation Area</i></li> <li>• <i>Wildlands Land Trust Property</i></li> <li>• <i>Marion Water Supply Lands</i></li> </ul> <p><b>Historical Significance</b></p> <ul style="list-style-type: none"> <li>• <i>Historic Mill and Village sites</i></li> <li>• <i>Known historic native presence</i></li> </ul> | <p><b>Water Resource</b></p> <ul style="list-style-type: none"> <li>• <i>High and Medium Yield Aquifer</i></li> <li>• <i>Sippican River</i></li> <li>• <i>Leonard Pond</i></li> <li>• <i>Mary's Pond</i></li> <li>• <i>Hathaway Pond</i></li> <li>• <i>East and West Branch Sippican River</i></li> <li>• <i>Doggett Brook</i></li> <li>• <i>Sherman Brook</i></li> <li>• <i>Buzzards Bay Watershed</i></li> <li>• <i>IWPA</i></li> <li>• <i>Zone II</i></li> <li>• <i>100-year Floodplain</i></li> </ul> |
| <p><b>Natural Resource Protection Areas</b></p> <ul style="list-style-type: none"> <li>• <i>Priority Habitat</i></li> <li>• <i>Estimated Habitat</i></li> <li>• <i>S2~ ranked natural community</i></li> <li>• <i>Certified Vernal Pools</i></li> </ul>  | <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>• <i>Sand and Gravel</i></li> <li>• <i>Floodplain Alluvium</i></li> <li>• <i>Till or Bedrock</i></li> <li>• <i>Large sand deposits</i></li> </ul>  |
| <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>• <i>Residential</i></li> <li>• <i>Agriculture/Residential</i></li> <li>• <i>Groundwater Protection District</i></li> </ul>  | <p><b>No Municipal Water/Sewer</b></p>  |
| <p><b>Development Area</b></p> <ul style="list-style-type: none"> <li>• <i>Rochester Village Center</i></li> <li>• <i>Mary's Pond Road</i></li> <li>• <i>Clapp Road</i></li> <li>• <i>High Street</i></li> <li>• <i>Rail</i></li> <li>• <i>Route 28</i></li> </ul>   | <p><b>21E Site</b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul> <p><b>Forest Stewardship Plan Properties<br/>Chapter 61 Lands</b></p>  |

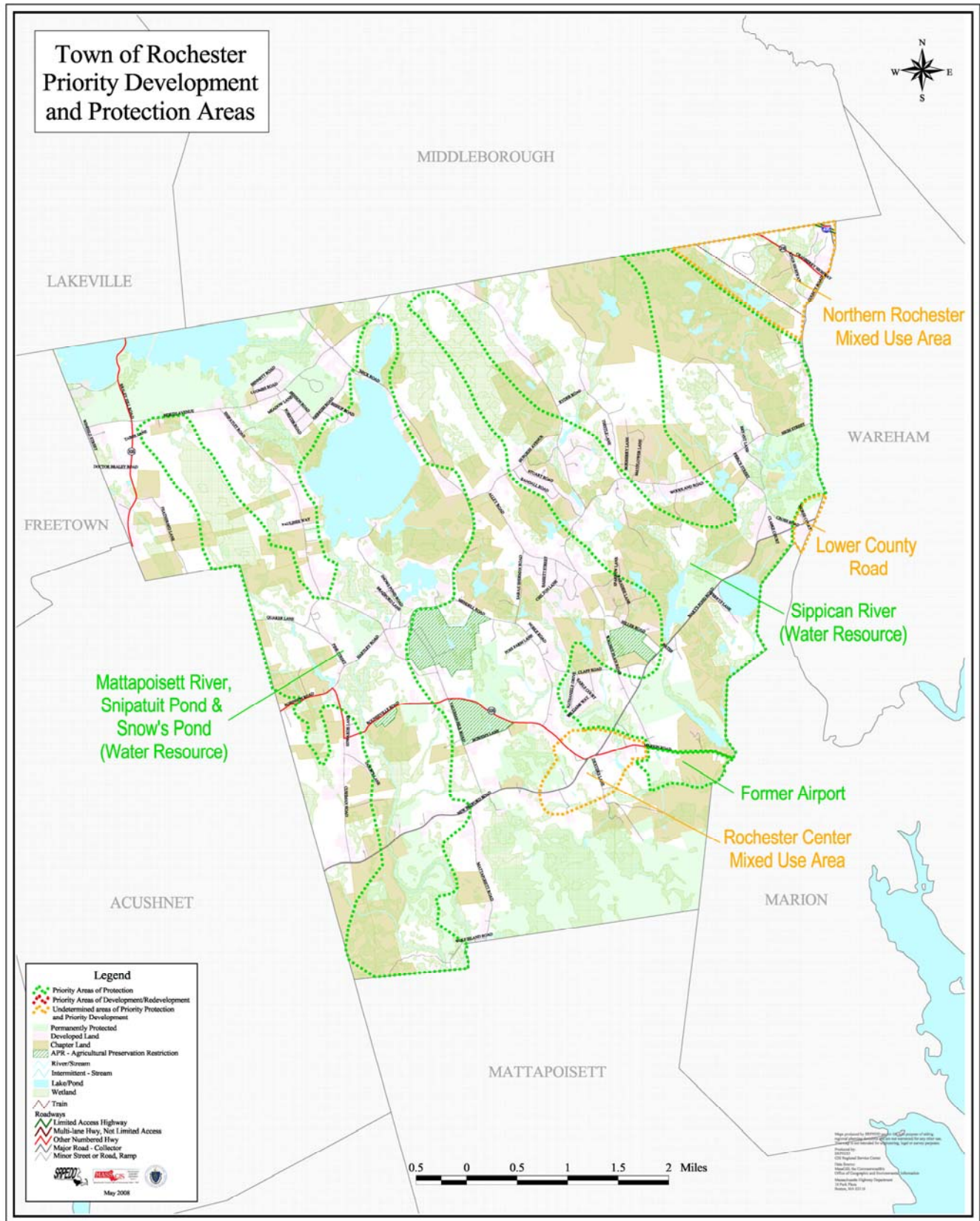
3. *Former Airport*

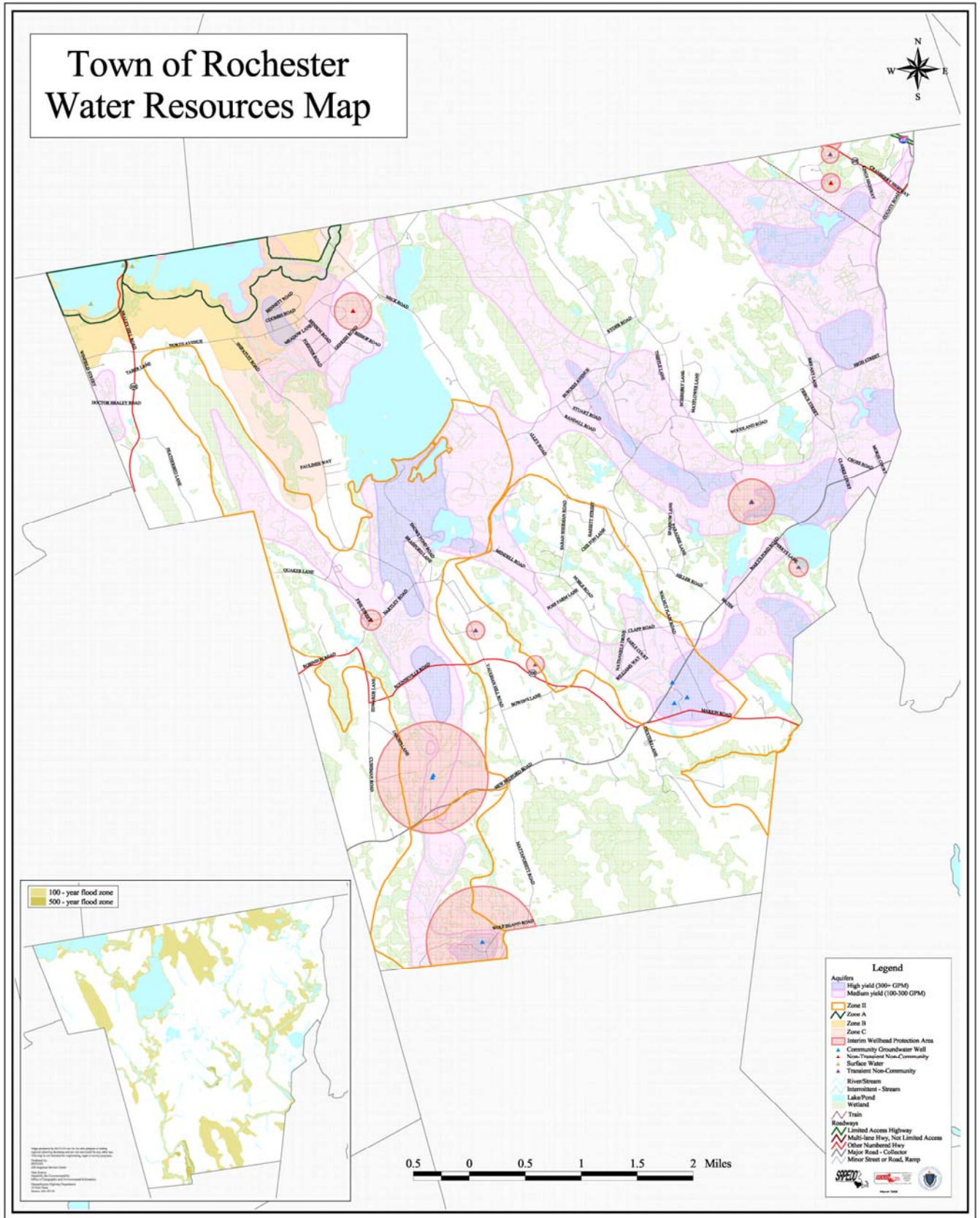
The former airport site is located in the southeastern portion of town, south of Route 105 and north of Doggett Brook. The Natural Heritage and Endangered Species Program has identified this area as Priority and BioCore Habitat in its 2008 Atlas. This area also has significant water resources associated within its boundaries.

**Former Airport**

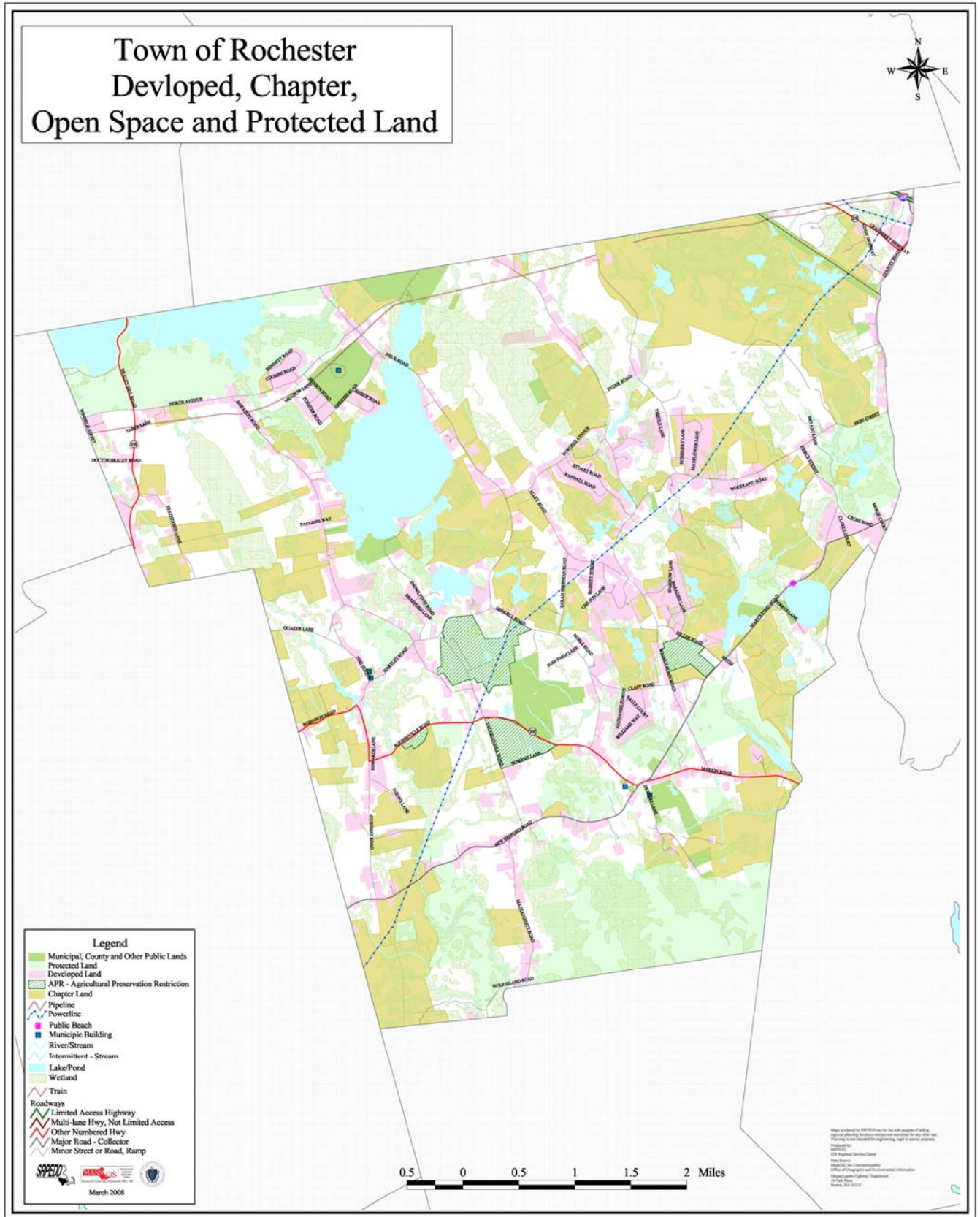
|   |   |
|---|---|
| <p><b>Protected Parcels</b></p> <ul style="list-style-type: none"> <li>• <i>Lincoln Homes Memorial Woods</i></li> <li>• <i>Vander Lot</i></li> </ul> <p><b>Historical Significance</b></p> <ul style="list-style-type: none"> <li>• <i>Haskell homestead</i></li> </ul> | <p><b>Water Resource</b></p> <ul style="list-style-type: none"> <li>• <i>Zone II</i></li> <li>• <i>Wetlands</i></li> <li>• <i>Haskell Brook</i></li> <li>• <i>Dexter Mill River</i></li> <li>• <i>Doggett Brook</i></li> <li>• <i>Buzzards Bay Watershed</i></li> <li>• <i>100-year Floodplain</i></li> <li>• <i>High and Medium Yield Aquifer</i></li> </ul> |
| <p><b>Natural Resource Protection Areas</b></p> <ul style="list-style-type: none"> <li>• <i>Priority &amp; Estimated Habitat</i></li> <li>• <i>BioCore Habitat</i></li> </ul>   | <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>• <i>Large sand deposits</i></li> <li>• <i>Till or Bedrock</i></li> </ul>  |
| <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li>• <i>Residential</i></li> <li>• <i>Groundwater Protection District</i></li> </ul>   | <p><b>No Municipal Water/Sewer</b></p>  |
| <p><b>Development Area</b></p> <ul style="list-style-type: none"> <li>• <i>Route 105</i></li> <li>• <i>Former airport</i></li> </ul>  | <p><b>21E Site</b></p> <ul style="list-style-type: none"> <li>• <i>None</i></li> </ul> <p><b>Chapter 61 Lands</b></p>   |

Rochester Priority Protection & Development Areas

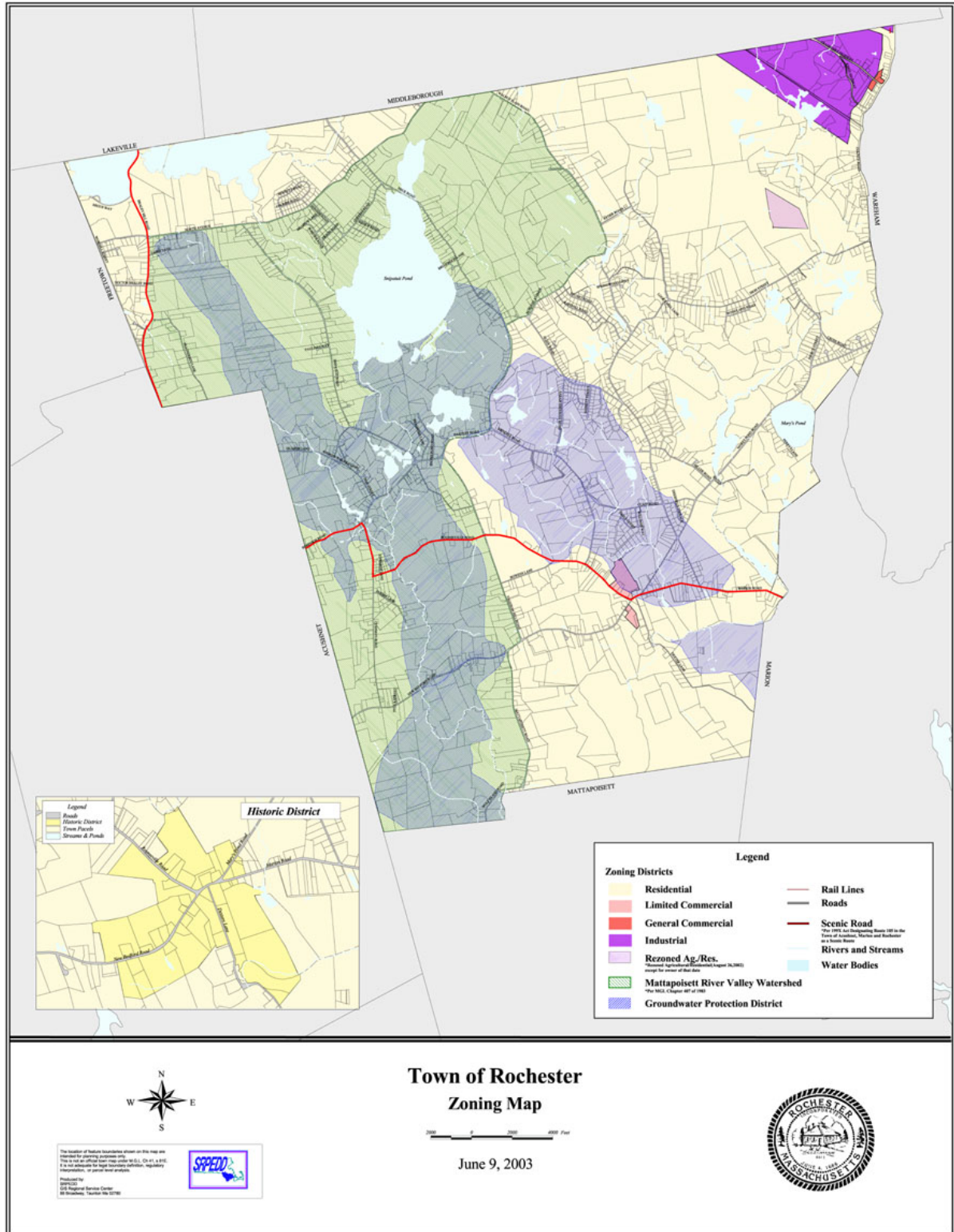








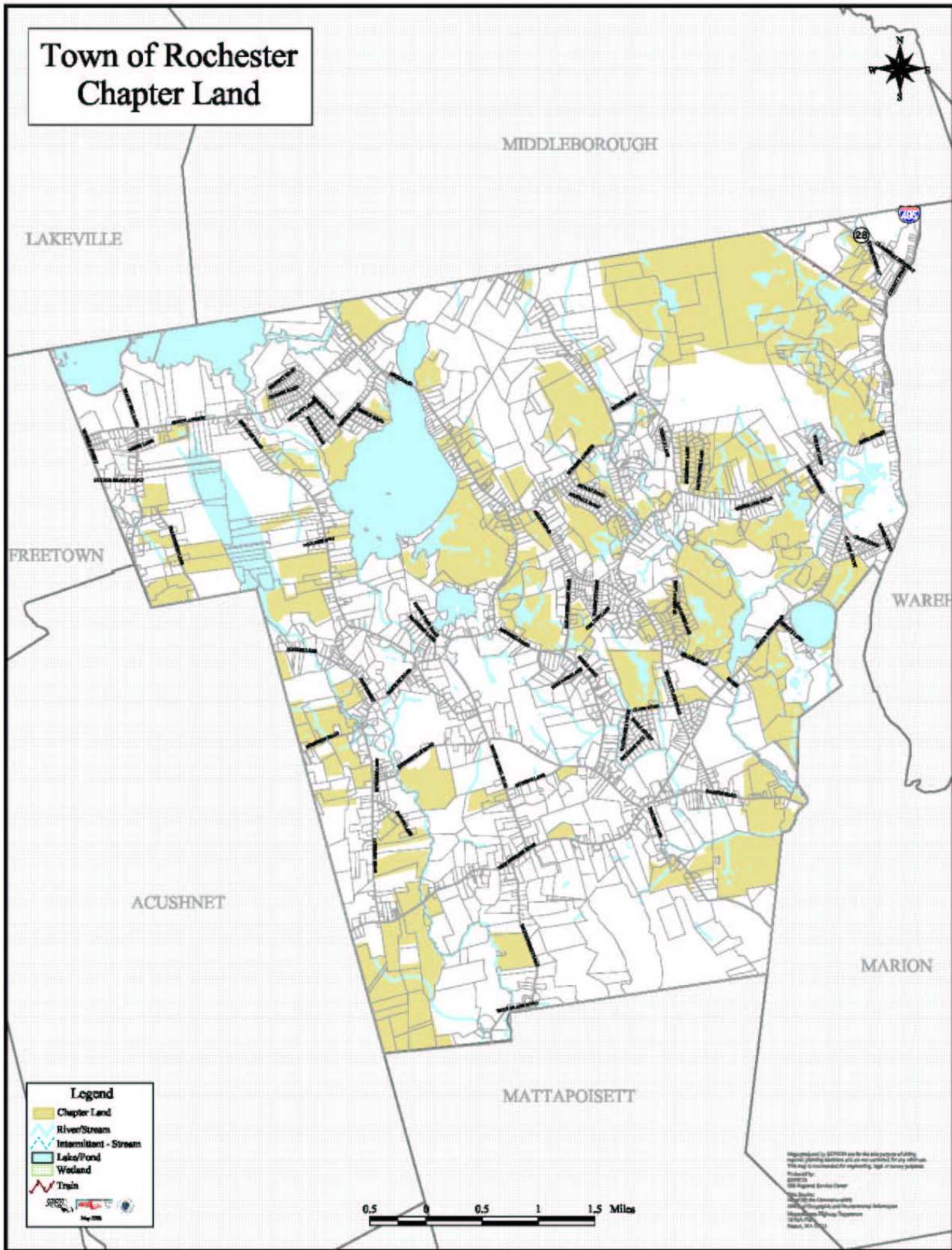
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