

MINUTES
City of Rochester Planning Board
CLARK BROOK COMMITTEE
Wednesday, April 10, 2012 at 3:00 p.m.
City Hall Conference Room
31 Wakefield Street, Rochester, NH 03867

Committee Members Present

Nel Sylvain, chair
James Gray
Rick Healey
Gregory Jeanson
Derek Peters

Others Present

Dick Anagnost, Developer
Bob Baskerville, Bedford Design
Michael Behrendt, Chief Planner
Amy Chhom, Anagnost Company
John and Cheryl Grimes, neighbors
Jeff Hudick, neighbor
Mary Ellen Humphrey, Economic Development Specialist
Gloria Larochelle, Planning Board member
Peter Nourse, City Engineer
Katie Weiss, Bedford Design

(These are the legal minutes of the meeting and are in the format of an overview of the meeting.)

The meeting was called to order at 3:00 p.m. Mr. Baskerville said there will be shared septic tanks for each two lots. The sidewalk will be on the downhill side outside of the right of way. There will be a wetland fill at the crossing near Old Dover Road. State permits will be needed for the wetland, DOT access, the leach fields, and alteration of terrain.

The culverts will be 12" or 15". At least one foot of cover will be needed over them. The HOA could inspect the culverts at least once or twice each year, and could maintain and repair them, and possibly the catch basins and septic tanks.

Mr. Nourse said there are about 75 applications for funding for water projects to the state. This water line project is fourth from the bottom, so it is almost certain not to be funded. The three possibilities for water connection are extending it from the south, using Somersworth water – estimated cost of \$380,000; extending it from the north, near Lilac City Estates, using Rochester water – estimated cost of \$540,000; or connecting the two together. Mr. Nourse said it is better to connect for water quality and to protect both communities from shortages.

Mr. Sylvain suggested that the applicant extend it from Rochester direction and the City of Rochester do the section from the Somersworth direction, to connect the two. Mr. Nourse said we might connect the two cross country through Little Quarry to avoid ledge in Old Dover Road. But that would probably not allow for inter-community use of water since the lines in Little

Quarry are probably 6" or 8" lines. There is probably ledge in between Little Quarry and Phase II also.

Mr. Anagnost seemed amenable to paying the \$540,000 portion and Mr. Sylvain said he would ask the Mayor and City Manager about doing the other part. Mr. Behrendt said that the Planning Board should not take off the table at this point, the possibility of requiring the developer to pay for connection of the water in both directions. This was to be done as part of the original PUD, though that included SRF funding for a low interest loan from the state. Depending on how the board sees the revised project with costs and benefits, it might be appropriate to require the applicant to do this as part of the PUD. Mr. Peters said the developer has provided benefits including placing the sidewalk outside of the right of way.

The applicant provided a map showing encroachments of abutters on Blackwater Road. Mr. Anagnost would like to correct these. He said he might convey the land to the abutters at no cost but would ask them to pay engineering for lot line adjustments. Mr. Behrendt said they could do these lot line adjustments at the same time they do the main subdivision.

Mr. Baskerville said the ditch on the main road would be inside the right of way. The question of architecture arose. Mr. Behrendt suggested treating the architecture for Little Quarry separately from Phase II because there is already a pattern and an expectation in Little Quarry. He said it might make sense to keep the existing architectural standards for Little Quarry but to remove or relax them for Phase II since it is all new and the houses will be backing up to large multifamily buildings anyway.

Mr. Jeanson moved to approve the last minutes and Mr. Healey seconded. Motion carried 5-0. The meeting adjourned at 4:40 p.m.

Respectfully submitted,

Michael Behrendt
Chief Planner