

MINUTES
City of Rochester Planning Board
CLARK BROOK COMMITTEE
Wednesday, March 27, 2012 at 3:00 p.m.
Police Station Lecture Hall
23 Wakefield Street, Rochester, NH 03867

Committee Members Present

Nel Sylvain, chair
James Gray
Rick Healey
Gregory Jeanson
Derek Peters (arrived late)

Others Present

Dick Anagnost, Developer
Bob Baskerville, Bedford Design
Michael Behrendt, Chief Planner
Amy Chhom, Anagnost Company
Mary Ellen Humphrey, Economic Development Specialist
Gloria Larochelle, Planning Board member
Katie Weiss, Bedford Design

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

Mr. Anagnost said they have made the cul de sac a teardrop. They removed the multifamily from near Old Dover Road. He showed four different concept plans. He said that only one of them really worked.

The issue of sidewalks was raised. It was suggested that the developer might make an agreement to plow the sidewalks along the single family street since this area was far from any other area for the City to plow. Mr. Anagnost said they would look into that. He said the sidewalks might also be placed on the private lots. The Homeowners Association might maintain the sidewalks. The sidewalk would be bituminous pavement. There would likely be sloped granite curbs or the sidewalks might be placed on the far side of a ditch.

Trails are shown on the plans in yellow. There would be drive under houses on the top side. The sidewalk would go on the low side. It might be sheet flow drainage over it to the low area. There would be septic tanks at the street for each house. There would be community leach fields on the low side. Drainage would go to the low side beyond the lots. There might be a ditch behind the houses.

Mr. Anagnost said the houses need to be priced around \$200,000 to work. There are about 160 listings in Rochester with the average list price of \$185,000.

The multifamily will be three stories. Mr. Anagnost said you won't see them from Old Dover Road. They are working on the design for them.

At the next meeting we will discuss the sidewalks in the main development and Little Quarry, the architecture, and water line. The developer can also propose any parking ratio for the multifamily units if something other than the zoning requirements is appropriate.

The possibility of having a green in the middle of two parallel multifamily buildings was discussed but that seemed to be too urban to the committee. It was agreed to place the field outside of the two buildings. It would be more like a recreational field. It could be accessed from the cul de sac.

The field will be just grass. A tot lot might be installed there.

The road would likely be 24 feet wide. The cross section for the houses might have a ditch on the high side, the road, then a grass strip, then the sidewalk on the low side.

The next meeting will be on Tuesday, March 10 at 3:00 pm.

Mr. Gray moved to approve the last set of minutes and Mr. Jeanson seconded. Motion carried 5-0. Mr. Behrendt will ask Peter Nourse, City Engineer, to attend the next meeting.

The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Michael Behrendt
Chief Planner