

City of Rochester Planning Board
Monday November 5, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on November 19, 2012)

Members Present

Nel Sylvain, *Chair*
Tim Fontneau, Vice Chair
Derek Peters, Secretary
James Gray
Rick Healey
Matthew Kozinski
Mark Sullivan
Dave Walker

Members Absent

Stephen Martineau, excused

Alternate Members Present

Robert Jaffin
Gregory Jeanson

Staff: James Campbell, Chief of Planning
Crystal DeButts, Planning Secretary

(These are the legal minutes of the meeting and are in the format of an overview of the meeting. A recording of the meeting will be on file in the City clerk's office for reference purposes. It may be copied for a fee.)

Mr. Sylvain called the meeting to order at 7:00 p.m.

The Planning Secretary conducted the roll call.

III. Seating of Alternates

Mr. Jaffin to vote for Mr. Martineau

IV. Communications from the Chair

Peter Nourse, Acting Director of Public Works introduced Gretchen Young as the new Engineer.

Discussion ensues between the Board members and Mr. Nourse regarding the Planning Board retreat in December, surety issues, and the Channings Lane and Anderson Lane projects.

V. Approval of minutes

A. October 15, 2012 – Workshop Meeting

B. October 22, 2012 – Chapter 42 Mapping

A motion was made by Mr. Gray and seconded by Mr. Walker to approve October 15, 2012 and October 22, 2012 meeting minutes. The motion carried unanimously.

VI. New Applications

A. Horizon Trust / Bob McGuire, 12 Dry Hill Road

Bob McGuire stated the purpose for the subdivision is to separate the house lot from the larger lot for sale.

Mr. Sylvain opened the Public Hearing

Brian Spielvogel came forward, stated he was the neighbor next to the house lot. He stated he was there to find out what the developer is planning to do.

Mr. Sylvain closed Public Hearing and brought the discussion back to the board.

Mr. Peters asked Mr. McGuire if the project is a straight subdivision.

Mr. McGuire responded that yes it is, and at this time there are no plans for developing the larger lot.

Mr. Campbell stated he believes the plan is complete and ready for approval.

Mr. Campbell did point out that the septic design is not shown and Ambit Engineering said they would put it on the plans.

Mr. McGuire stated Ambit Engineering is aware of the things that need to be done.

Mr. Sylvain stated the neighbor that was present questioned the reason for the trees being marked.

Mr. McGuire responded that the marked trees are just to show the boundary lines.

Mr. Fontneau questioned if wetland mapping is an issue

Mr. Campbell stated there are no wetlands on the property

A motion was made by Mr. Gray and seconded by Mr. Healey to close public hearing, accept as complete and approve with exception to precedent conditions. Motion carries unanimously.

VII. Other Business

A. Planning Board Retreat

Mr. Sylvain announced that the Planning Board retreat will be December 10, 2012 at 6pm at the Community Center.

Mr. Peters stated he will be working with Mr. Campbell on the agenda for the retreat.

Mr. Sylvain stated the public is welcome to sit in and observe, but there will not be public input.

B. Review of Chapter 42

Mr. Sylvain stated he would like to have a review meeting on the Chapter 42 rezoning.

The board agrees and set a date of December 17, 2012 and to have public input.

IX. Adjournment

A motion was made by Mr. Peters and seconded by Mr. Walker to adjourn at 7:39 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary