

City of Rochester Planning Board
Monday November 4, 2019
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on November 18, 2019)

Members Present

Nel Sylvain, *Chair*
Robert May, *Vice Chair*
Mark Collopy
Tim Fontneau
Donald Hamann
Mark Sullivan
Dave Walker

Members Absent

A. Terese Dwyer, excused
Daniel Rines, excused
Joyce Bruckner, absent

Alternate Members Present

James Gray

Staff: James B. Campbell, *Director of Planning & Development*
Crystal Galloway, *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 secretary conducted the roll call.

III. Seating of Alternates

There were no alternates present.

IV. Plaque Dedication to Karl Morse

The Board dedicated a plaque in remembrance of long time camera operator Karl Morse. Mr. Sylvain said Karl worked with various boards and commissions throughout his ten years of service with the City. He sincerely liked being part of the operations and interacting with public officials. Mr. Sylvain said Karl will be greatly missed.

V. Communications from the Chair

Mr. Sylvain presented a Certificate of Appreciation to former Board Member and Secretary Matthew Kozinski. He thanked him for his dedication to the Board and for all his hard work getting everything together for the annual retreats.

VI. Approval of Minutes

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the October 21, 2019 meeting minutes. The motion carried unanimously.

VII. Consent Agenda

A. R & J 90 North Main, LLC, 90 North Main Street – Extension Request

B. Groen Construction, 122 Meaderboro Road (2-Lot Subdivision) – Extension Request

C. Groen Construction, 122 Meaderboro Road (8-Lot Subdivision) – Extension Request

A motion was made by Mr. Walker and seconded by Mr. May to approve the consent agenda. The motion carried unanimously.

VIII. New Applications

A. Thomas & Diane Aubert, 828 Portland Street

Christopher Berry of Berry Surveying and Engineering presented the plan for a two lot subdivision. He explained the parcel is just east of the recently constructed Carol Court. Mr. Berry said the parcel was part of a preliminary design review that was before the Board a couple of months ago. He said there is a single family home that was constructed and they would like to subdivide the lot from the remaining land.

Mr. Sylvain opened the public hearing.

Jill Monbleau of 17 Hickey Street said she is concerned with what construction will do to their water table. She said there are some areas of jurisdictional wetlands that are not shown on the plans.

Donald and Leslie Tanguay of 827 Portland Street said they are concerned with headlights shining into their house.

Donna Cunha of 798 Portland Street said she's concerned with the pond area behind her house. She said she would like something done with the fence so she doesn't have to maintain or worry about the growth. Ms. Cunha said she has water that is sitting there on the Carol Court side of her property because the drain is up higher than the land.

There was no further from the public to speak; Mr. Sylvain brought the discussion back to the Board.

Mr. Campbell said staff recommends accepting the application as complete and approving the subdivision.

Mr. Fontneau clarified this is just to subdivide one house lot.

A motion was made by Mr. Walker and seconded by Mr. Hamann to accept the application as complete. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the subdivision application. The motion carried unanimously.

B. Golden Oaks Development, LLC, Freedom Drive

Scott Lawler of Norway Plains Associates presented the preliminary design plans for a 16-lot subdivision. He said the subdivision was previously approved in 2007 and explained all the utilities and road on that plan. Mr. Lawler said the economy took a downturn and the project didn't get developed other than one lot along Eastern Avenue.

Mr. Lawler went on to say they are proposing to keep the configuration of the subdivision the same. He said they are proposing some adjustments to the vertical alignment of the road to improve stormwater management system.

Mr. Lawler said they are proposing a low pressure sewer force main, which means each lot will have a septic system. He said the Assistant City Engineer doesn't have an issue with this type of system.

Mr. Lawler went on to address sidewalks and whether or not the Board will require one or would be willing to take an exaction.

Mr. Sylvain opened the public hearing.

Chris and Mary Ballard of 238 Eastern Avenue said they are concerned with what will happen to their property as they are the house on the corner of what will be Freedom Drive.

Russ Murray of 22 Knobby Way said he is concerned with any environmental impacts with this development. Mr. Sylvain said the State will be involved because there are wetlands.

There was no further from the public to speak; Mr. Sylvain brought the discussion back to the Board.

Mr. Campbell said this is just a design review for the applicant to get feedback from the Board.

Mr. Walker asked if the area that dips down from the road on the abutter's property will be fixed. Mr. Lawler said the profile will be raised up to transition into their property and they will do their best not to impact them too much.

Mr. May asked for an explanation on how maintaining the sewer system by the homeowners would involve. Mr. Lawler said each lot will have a septic tank and pump chamber with a small effluent pump that will pump up to Eastern Avenue and into the municipal sewer system. He said each homeowner will be responsible for having their tanks pumped out every two to three years.

Mr. Collopy asked about wetland locations and drainage. Mr. Lawler explained where the wetlands are located and stated the wetlands were delineated in 2007 and will be done again with this application which will require a conditional use permit.

Discussion ensued regarding constructing a sidewalk within the development versus taking an exaction to construct an off-site sidewalk. The majority of the Board are in favor of building the sidewalk within the development.

A discussion ensued regarding city sewer versus the proposed hybrid septic systems.

C. Index Packaging, Inc., 91 Innovation Drive

Christopher Berry of Berry Surveying and Engineering told the Board they have made some minor changes to the plans which were reviewed by TRG staff. He said they have filed for an alteration of terrain permit as well as the NH DES wetlands permit.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Campbell said both staff and the Conservation Commission are comfortable granting the conditional use permit and approving the project. He went on to say he would like the Board to vote again on the waiver requests.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the conditional use permit. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the waiver requests. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the site plan application. The motion carried unanimously.

IX. Other Business

A. Discussion on Kelmar Drainage Issues

Mr. Berry explained to the Board that there is a swale that has overgrown and needs to be taken care of. He said he will be meeting with the Assistant City Engineer in the coming week to take a look at it and hopes to get someone out there on Friday to clean it.

B. Review and acceptance of 2020 meeting dates

The Board reviewed the dates for the 2020 meetings, no one had any issues.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the meeting dates. The motion carried unanimously.

C. Review and discuss Rules of Conduct

None of the Board members had any issues with the language for the rules of conduct for Planning Board meetings.

Mr. Campbell said he will finalize the document and add it to the Boards by-laws.

D. Expiring Member Terms

Mr. Collopy and Ms. Bruckner's terms will be expiring at the beginning of January 2020.

X. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Hamann to adjourn at 8:17 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary