

City of Rochester Planning Board
Monday April 17, 2017
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on May 1,2017)

Members Present

Nel Sylvain, *Chair*
Dave Walker, *Vice Chair*
Rick Healey
Robert Jaffin
Robert May
Mark Sullivan
Tom Willis

Members Absent

Tim Fontneau, excused
Matthew Kozinski, absent

Alternate Members Present

James Gray
Jeremy Hutchinson

Staff: Seth Creighton, *Chief Planner*
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 7:00p.m.

The Planning Secretary conducted the roll call.

III. Seating of Alternates

Mr. Hutchinson to vote for Mr. Fontneau.

IV. Communications from the Chair

There were no communications from the Chair.

V. Opening Discussion/Comments

A. Public Comment

No one from the public was present to speak.

B. Discussion of general planning issues

There were no issues to be discussed.

VI. Approval of minutes

A motion was made by Mr. Walker and seconded by Mr. Hutchinson to approve the April 3, 2017 meeting minutes. The motion carried unanimously.

VII. Continued Applications

A. WCS Development, LLC 56 Whitehouse Road

Bob Stowell of Tritech Engineering presented the amended plan. He said the 2-lot subdivision was approved in December and at that time they had discussed utilities and that they would be placed underground. However, as they were getting ready to run the line they ran into ledge so they are seeking an amendment from the Board.

Bill Stowell of WCS Development explained there was an existing pole across the street but it had to be replaced because it was not up to Eversources' standards. He said they dug a 40 to 50 foot trench all with ledge about 18" from the surface.

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

Mr. Creighton said the Planning Department is to keep utilities in the ground and is really encouraging it. Mr. Gray said all the utilities out there are overhead.

Mr. Walker said the developer should try to do underground and the Board needs to start enforcing this and stop granting so many waivers.

Mr. Sylvain explained a possible way to run the underground utilities and asked the developer to see it's doable.

A motion was made by Mr. Walker and seconded by Mr. Healey to continue the application for 30 days. The motion carried unanimously.

VIII. New Applications

A. Waste Management of NH, 90 Rochester Neck Road

Waste Management employees Anne Reichert and Bob Magnusson, wetland scientist Barry Keith, and project engineer Eric Steinhauser c/o Sanborn Head presented preliminary plans for a 58 acre expansion of the landfill, relocating a city road and other landfill related uses. Ms. Reichert showed a large aerial photo over the entire Waste Management facility, and noted the existing conditions and use locations. Ms. Reichert then explained what uses would be relocated and described the proposed area to become new landfill area. She explained that this new landfill area will allow for 12 more years of capacity.

Ms. Reichert went on to say the construction will be phased and they plan on being in front of the Board in early 2018 with plans to relocate the Hauling Company.

Mr. May asked if there will be any changes to the trails. Ms. Reichert said there wouldn't be much impact to the trail itself but they may have to relocate the parking lot.

Mr. Willis said he would hold them to the same city standards for Rochester Neck Road as in 2004 when the road was last reconstructed; he went on to explain the procedure and said it's held up very well.

IX. Discussion – Noise study for Spaulding Turnpike Open Tolling project

Mr. Creighton said the Planning Department was contacted by Christopher Menge of HMMH. He said they have been hired by NH Department of Transportation to conduct a noise study which will run from the Dover point tollbooth up to exit 12 on the Spaulding Turnpike and they will be looking at 300 feet on either side of the highway. Mr. Creighton said they are looking to change both toll booths to be something similar to Hampton. He also said there is nothing approved or pending at this time; they just want to know if there's anything the Board wants them to look at, if there are particular areas to look at and what may be proposed for development in these areas.

Mr. Gray said there is controversy over where the Dover tolls will be moved to, more so than the Rochester tolls. He went on to say having constant noise from the highway will be an issue.

Mr. Healey said there are several homes and a mobile home park that are relatively close to the highway and would potentially be affected.

Mr. Hutchinson said in 2011 NHDOT did the same study in Hooksett. He said it showed noise abatement criteria of 67 decibels; and is curious what the criteria for this location are. He added there weren't a lot of residential homes in the area that they were concerned with. Mr. Hutchinson said he found out that after the project was complete the decibels went up to 72 and 73.

Mr. Willis said Alice Lane, Seavey Brook and possibly Gooseberry Circle should be focused on because they are the closest to the tolls

X. Review of March 2017 Surety and Inspections

There was brief discussion regarding the surety for the North Main Street Dunkin Donuts. Mr. Willis said one of the mechanisms that pull the gasses out looks like it may have been hit and is bent. Mr. Sylvain asked staff to look into this.

XI. Other Business

There was a brief discussion about getting an updated construction cost estimate from Public Works.

XII. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Jaffin to adjourn at 8:10 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary