

City of Rochester Planning Board
Monday October 1, 2018
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on October 15, 2018)

Members Present

Nel Sylvain, *Chair*
Dave Walker, *Vice Chair*
Matthew Kozinski, *Secretary*
Mark Collopy
A. Terese Dwyer
Robert May
Mark Sullivan

Members Absent

Joyce Bruckner, excused
Tim Fontneau, excused
Donald Hamann, excused

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 Planning Secretary conducted the roll call.

III. Seating of Alternates

There were no alternates present.

IV. Communications from the Chair

There were no communications from the Chair.

V. Approval of Minutes

A motion was made by Mr. Walker and seconded by Mr. May to approve the September 17, 2018 meeting minutes. The motion carried unanimously.

VI. Consent Agenda

A. Makris R.E. Development, LLC, Chesley Hill Road & Donald Street

C. PSNH/Hannaford Bros. Co./Home Depot U.S.A., 33 Twombly Street

Mr. Collopy said he would like Item B removed from the consent agenda for discussion and clarification.

A motion was made by Ms. Dwyer and seconded by Mr. Walker to approve items A and C on the consent agenda. The motion carried unanimously.

B. RAMA, Richard & Ruth Young, Michael Spurling – 72 Lafayette St., 19 Haig St., 19 Hoover St.

Mr. Collopy said the staff recommendations are to approve the lot line revision however there is a question about a waiver for utilities that is not supported by staff. Mr. Campbell explained staff sees a value in the applicant showing the utilities on the plan so it can be determined later if there would be a need for any easements for the two house lots or the Fairgrounds.

A motion was made by Mr. May and seconded by Ms. Dwyer to approve the waivers from Subdivision Regulations 4.3 and Subdivision Regulations 4.2.6 and 4.2.8; Deny the waiver from Subdivision Regulations 4.4.3; and approve the lot line revision. The motion carried unanimously.

VII. New Applications

A. Waste Management of NH, Inc., 535 Pickering Road

Bob Magnason of Waste Management explained the subdivision plan. He said Waste Management has a purchase and sales agreement for both 535 and 537 Pickering Road. He said the interest in the parcels are to maintain them as open space and as a buffer to their operations on Rochester Neck Road.

Mr. Magnason went on to explain the four-acre subdivision will allow the existing house and barn to remain on one parcel.

Mr. Magnason went on to say they have received comments from the TRG and have responded to them. He said they are requesting a waiver from Subdivision Regulations 4.3, which requires all topography and soils be mapped on the plan.

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 told the Board staff recommends accepting the application as complete. He said staff supports the waiver request and recommends approving the subdivision.

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

A motion was made by Mr. Walker and seconded by Mr. Kozinski to grant the waiver as requested. The motion carried unanimously.

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

VIII. Continued Applications

A & B. Groen Construction, 122 Meaderboro Road

The applicant requested a continuance to the November 5th meeting to allow for time to finalize the revised plans.

A motion was made by Mr. Walker and seconded by Mr. Collopy to continue the application to the November 5, 2018 meeting as requested. The motion carried unanimously.

C. SDJ Development of Rochester, LLC, Fillmore Boulevard

Matt Peterson of Hillside Design Group explained they were before the Board two months ago and have been working with Staff to finalize the plans. He said they are requesting a waiver from Subdivision Regulations 4.3 that requires all topography and soils be mapped.

Brent Cole of Keach Nordstrom Associates said the plans resemble the past two sets of plans. He said the two major changes are they consolidated the stormwater, moved the mid-slop detention pond pushing it closer to the wet pond. Mr. Cole said to minimize the effects of the development to the abutter to the south, they have lined the stormwater ponds with evergreen trees to help buffer the development. He went on to say the largest change to the plans is the emergency access connections between the end of Fillmore Boulevard and Hussey Hill Road. He said they added a fourteen foot wide gravel road that is gated on both sides that connect Fillmore Boulevard and Hussey Hill Road. Mr. Cole said they have worked with the Department of Public Works and the Planning Department to come up with a design that meets everyone's needs. Mr. Cole said at the request of staff they have added a stock pile plan to show the existing stock pile as well as the proposed stock pile area.

Mr. Sylvain opened the public hearing.

Gary Hussey of 24 Hussey Hill Road said he was confused and asked if the road would be going down Hussey Hill Road. Mr. Sylvain explained the proposed gravel road will be for emergency vehicles only if needed and the two gates will be locked.

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

Mr. Campbell reminded the Board they accepted the application as complete at the July 9th meeting. He said staff supports the waiver request and would recommend approval.

Mr. Sylvain asked who will have keys to the gates on the access road. Mr. Cole said the gates will be mainly for the fire department and will have to coordinate with them regarding the keys.

Mr. Sylvain clarified that there will not be any construction vehicles going up and down Hussey Hill Road. Mr. Cole said no there will not, other than during construction of the road.

Mr. Sullivan asked about the payment arrangement in regards to the pump house. Mr. Peterson said there was an agreement in 2010 that was signed by the City and the applicant that they had to contribute to the pump station and it had to be done once they got to the end of the first phase. He said they are working with Public Works on the final number and will make the payment once that has been figured.

Mr. Collopy asked about the letter from Gary Hussey. Mr. Campbell explained it was an email regarding the stock piles and the proposed apartments.

Mr. Cole explained the stock piles and loam will be moved further up the hill above the development they are currently proposing.

A motion was made by Mr. Walker and seconded by Mr. Collopy to grant the waiver request. The motion carried unanimously.

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

IX. Other Business

Mr. Sylvain asked that Deputy Chief Tim Wilder be present at the October workshop meeting to clarify the life safety codes they are following. He also asked that Public Works Director Peter Nourse be present to talk about water on Rte. 202A and the proposed water tower.

Mr. May asked if the changes for watershed and flooding incorporated into the City's watershed protection zone or is a separate action needed. Mr. Campbell said he would have to check into it.

X. Adjournment

A motion was made by Ms. Dwyer and seconded by Mr. Walker to adjourn at 7:40 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary