

City of Rochester Planning Board
Monday February 3, 2020
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 24, 2020)

Members Present

Mark Collopy, *Vice Chair*
Tim Fontneau
Robert May
Daniel Rines
Mark Sullivan
Dave Walker

Members Absent

Nel Sylvain, excused
A. Terese Dwyer, excused

Alternate Members Present

Donald Hamann

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. Collopy 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. Communications from the Chair

Mr. Collopy thanked Assistant Fire Chief Tim Wilder, Deputy Chief Gary Boudreau, and Economic Development Manager Mike Scala for attending the Planning Board retreat.

V. Approval of Minutes

A. January 6, 2020 Regular Meeting

A motion was made by Mr. Walker and seconded by Mr. May to approve the January 6, 2020 meeting minutes. The motion carried unanimously.

B. January 27, 2020 Retreat

A motion was made by Mr. Walker and seconded by Mr. Rines to approve the January 27, 2020 meeting minutes. The motion carried unanimously.

VI. Consent Agenda

A. Waste Management of NH, 214 Rochester Neck Road

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

VII. New Applications

A. Morgan & Kimberlyn Edgerly, 142 Tebbetts Road

Joel Runnals of Norway Plains Associates presented the plan for a 6-lot subdivision. He explained they are proposing to create five new lots, 5-2, 5-3, 5-4, 5-5, and 5-6 which will all be serviced by well and septic systems. Mr. Runnals said they will be applying for State subdivision approval because the Edgerly's house is on sixty areas and exceeds the five acre minimum that DES requires for subdivision approval. Mr. Runnals went on to explain he met on site with the Assistant City Engineer to discuss the locations of the driveways. He said lots 5-2 and 5-3, and 5-5 and 5-6 will have shared driveways and lot 5-4 will have its own driveway.

Mr. Collopy opened the public hearing.

Robert Grindle of 3 Roberts Road explained where his property is located and said he is concerned with added water being directed toward his property with the new homes built.

John Berbicky of 4 Roberts Road asked where the water will go, if it will be directed to his property. He asked about the wetlands and what will happen to the wildlife.

Larry Davis of 143 Tebbetts Road said the parcel is very wet in the spring and asked how they will be able to put in wells and septic systems. He also said he is concerned with adding new driveways on Tebbetts Road because traffic is very heavy and people travel faster than the posted speed limit.

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

Mr. Runnals explained they are not proposing any culverts across the road, saying everything will be drained back towards the swamp. He said they are not proposing filling any wetlands, they are only proposing three driveways.

Mr. Fontneau asked if there is a swale on that side of the road. Mr. Runnals explained it just drops off the road toward the swamp.

Mr. Walker asked about the radius of the proposed wells. Mr. Runnals explained the state allows for the radius if the area is undeveloped.

Mr. Collopy asked about what kind of testing has been done for water management. Mr. Runnals said that isn't something they would test for building single lots, it would only be done if a road was being constructed.

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

A motion was made by Mr. Walker and seconded by Mr. Fontneau to close the public hearing. The motion carried unanimously.

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

B. 119 Flagg Road Development, LLC, Matildas Way

Scott Lawler of Norway Plains Associates presented the plans for an amendment to Matildas Way. He explained in 2006 when the subdivision was approved the stormwater rules weren't as stringent, however the AoT permit has expired in order to get a new permit changes to the stormwater treatment needed to be made. Mr. Lawler explained Matildas Way is an 18 duplex lot subdivision and the changes that are proposed is to improve the stormwater management.

Mr. Collopy 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 the only changes they are proposing is to the stormwater. Staff recommends the application be accepted as complete, impact fees will be assessed, and all other conditions of approval will still apply.

Mr. Walker asked if surety has been discussed yet. Mr. Campbell said not yet but the surety numbers would be based on the current construction cost estimate sheet from Public Works.

Mr. Fontneau asked if there are any proposed changes to the road. Mr. Lawler said there is a slight alteration to the vertical grade of the road to accommodate the stormwater management system.

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

A motion was made by Mr. Walker and seconded by Mr. Rines to close the public hearing. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. Rines to approve the amendment. The motion carried unanimously.

VIII. Reduction of surety for D.R. Lemieux Builders, Inc., 114 Rochester Hill Road, Map 134 Lot 5

Mr. Campbell told the Board the developer has requested a reduction in surety from \$145,499.28 to \$58,391.04 which is the value of the remaining work plus a 10% contingency. Mr. Campbell said both Planning and Public Works Staff have reviewed the site and signed off.

A motion was made by Mr. Fontneau and seconded by Mr. May to approve the surety reduction to \$58,391.04. The motion carried unanimously.

IX. Other Business

A. Amend By-Laws to eliminate the Secretary position

A motion was made by Mr. Walker and seconded by Mr. May to amend the by-laws and eliminate the Secretary position. The motion carried unanimously.

B. Other

Mr. Campbell told the Board they will have a copy of the draft CIP book to review at the February workshop meeting.

X. Adjournment

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

Respectfully submitted,

Crystal Galloway,
Planning Secretary