

**CITY OF ROCHESTER PLANNING BOARD**  
**Saturday, December 9, 2017 9:00 a.m.**  
**Site Visit**

The Homes at Hayes Hill, Old Dover Road  
(These minutes were approved on January 8, 2018)

Members Present

Nel Sylvain, *Chair*  
Matthew Kozinski  
Robert May  
James Gray  
Tom Willis

Staff: James Campbell, *Director of Planning & Development*  
Seth Creighton, *Chief Planner*

Others: Applicant, applicant's attorney, applicant's engineers, applicant's wetland scientist, applicant's surveyor, and several abutters.

(These are the legal minutes of the meeting and are in the format of an overview of the meeting)

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Mr. Sylvain called the meeting to order at 9:00 a.m.

The Chair explained to the abutters and they are to submit any comments or questions regarding the application to the Planning & Development Department. He further explained that the site walk is not the time to hear their comments or questions.

The applicant showed everyone where we were in relation to the parcel and project and that we were at the beginning of the road. The centerline of the road was marked as were the front corners of the lots and wetlands. The applicant explained where lots 2 & 3 were and showed everyone the existing house on the lot that was subdivided off previously. The Chair asked about what would be done for privacy for the existing house. The applicant stated there was nothing at this point and the Chair said the Board will need to address that.

The group continued to walk the centerline of the proposed road and stopped at lots 3 & 4 and 16 & 17 (at station 5 + 50).

The wetland scientist showed the high point of the wetland area and described wetlands.

There was some discussion on the driveway for the new lot off Old Dover Road and the driveway for the existing house.

The group continued to walk along the centerline of the road and showing the lots corners by lots 4 & 5 and lots 14 & 15 (stopped around station 7 + 70.565).

We continued walking and stopped at the stream crossing at station 9 + 00. The board and applicant discussed the building envelope for proposed lot 73-6. Discussion continued on the stream crossing and the size and length of the culvert. There was discussion on the peak flow for the 25 year storm event. There will be approximately 4 feet from the road bed to the edge of stream.

The site walk continued to the cul-de-sac and the beginning of the bio-retention area by lot 7. There was discussion on who will maintain the bio-retention area. It was stated that the City would probably be the entity to maintain it but staff is still discussing this.

There was discussion on subsurface water and the wetland scientist stated that it is not an issue. This occurs naturally in most areas. It was explained that water hits hardpan and travels until it reaches excessively sandy soils and drains.

The Chair asked if the applicant planned to clear cut the lot. The applicant stated that they were not planning to clear cut but will need to cut for the ROW and then it will be lot specific.

The group walked the property line back to Old Dover Road along the rear property lines of the proposed lots (5, 6, 7). There was discussion of the buildable area on lot 73.

When the group reached Old Dover Road there was discussion on the location of the driveway. It was stated that it will be a 12' driveway and 5' off the property line of the existing house. There was also some discussion on the existing septic system for the existing house and the vent pipe that is currently on the proposed lot 73. It was stated that the vent will need to be moved.

The group then walked to the other side and rear of the proposed subdivision to take a look at the drainage swale.

**Adjournment** – the meeting adjourned at approximately 10:40 a.m.

Respectfully submitted,

James Campbell,  
*Director of Planning & Development*