

**City of Rochester Planning Board**  
Monday November 18, 2019  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on December 16, 2019)*

**Members Present**

Nel Sylvain, *Chair*  
Robert May, *Vice Chair*  
Terry Dwyer, *Secretary*  
Mark Collopy  
Donald Hamann  
David Walker

**Members Absent**

Tim Fontneau, absent  
Mark Sullivan, excused

**Alternate Members Present**

Joyce Bruckner  
James Gray  
Daniel Rines

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.)

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Mr. Sylvain called the meeting to order at 7:00 p.m.

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. Rines voted in place of Mr. Fontneau.

**IV. Communications from the Chair**

There were no communications from the Chair.

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**V. Discussion on sewer system models**

Mr. Campbell explained the memo the Board received from the Assistant City Engineer regarding low pressure sewer systems as an alternative to gravity sewer/suction lift pump station system. He said Staff is looking for the Board to give direction as to whether or not they would support them or not.

Mr. Collopy said the area he isn't too keen on is it could be a burden on the homeowner, however he said he is in support of it but not because of the cost savings to the City.

Mr. Sylvain asked where else in the City has this system. Scott Lawler of Norway Plains Associates explained there are over 60 homes that are currently using this system in neighborhoods such as Pray Street, Stonewall Drive, and Bailey Drive.

Mr. Walker asked if there have been any complaints. Mr. Campbell said he hasn't heard of any but would check with Public Works.

Mr. May asked if Public Works is proactive and sends out notices to homeowners. Mr. Campbell explained the City wouldn't get involved with that, it would be up to the buyers and sellers of the homes.

Ms. Dwyer asked if there would be an alarm should there be a problem with the system. Mr. Lawler said yes there would be an alarm inside the home with a number to call.

Over all the Board said they are in favor of the system but they would have to look at it on a case by case basis.

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## **VI. Opening Discussion/Comments**

### **A. Public Comment**

There was no one present from the public to speak.

### **B. Discussion of general planning issues**

There were no issues to be discussed.

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## **VII. Approval of minutes**

*A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the November 4, 2019 meeting minutes. The motion carried unanimously.*

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## **VIII. Review of October 2019 Surety and Inspections**

The Board reviewed the inspections completed for the month of October. Mr. Campbell explained there are now two inspection sheets they are getting because the Planning Department has started charging for the inspections they have been conducting.

Mr. Campbell went on to discuss surety that will be expiring. He informed the Board the development on Norway Plains Road is complete except for striping. Highfield Commons hasn't given the Planning Department an updated surety yet; Waste Management project is complete and they are working on getting the as-built complete.

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## **IX. Other Business**

Mr. Campbell informed the Board there will be two session for the Downtown Master Plan on Thursday November 21<sup>st</sup>, one at 6:00pm and one at 7:00pm at the Frisbie Memorial Hospital in the Strafford Conference Room at 11 Whitehall Road.

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**X. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Hamann to adjourn at 7:33 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,  
*Planning Secretary*