

**The Homemakers of Strafford County, 215 Rochester Hill Road. 2-lot**  
subdivision to create separate lot for medical office building (by Norway  
Plains Associates). Case # 243-39-A/PUD-11 **Public Hearing**

- I recommend discussion, holding the public hearing, keeping the public hearing open, and continuing to May 16 or June 6

Please note:

- The main issue is how the sewer will be handled. The applicant is still working on this. See the email below from Art Nickless.
- The relative responsibilities of the seller (the Homemakers) and any buyer (possibly Frisbie) regarding extension of utilities should be clear prior to approval of the subdivision.
- A few items, in addition to sewer, are needed so this is not ready to be accepted as complete.
- This lot is planned to accommodate a medical office building for Frisbie Hospital. It appears to be consistent with the approved PUD for the tract. See the enclosed drawing, "Homemakers Outbuilding", which is from the approved Homemakers Master Plan. A "future commercial building" is shown on the drawing. A retail use serving the future residents of the PUD is certainly preferred but office use is appropriate. It would be helpful as part of this subdivision to include a statement that the proposed office use is considered acceptable under the PUD.
- The approved PUD for the Homemakers states:

*Commercial building. The commercial building is designated for uses that would serve and be complementary to the PUD. The preferred use (but not required) is for a restaurant, café, community center, possibly a pub/tavern, or church. Office use would also likely be appropriate but is a secondary choice. Development of this particular site shall be subject to strict review and reasonable discretion by the Planning Board to ensure that the use, design, and treatment of parking is harmonious with the intent of this provision and the PUD*

- The drawing from the Homemakers Master Plan including the commercial building and the Senior Day out building (for adult day care), both of which would fall onto this lot, are shown in light dashed lines on the subdivision plan. At such time that a site plan may be submitted for either or both of those buildings, the plans will be reviewed for conformance with the PUD.
- The subject lot also shows a Community Green on the master plan. Whether or not that should be incorporated as part of a future site plan for the lot will be addressed at that time.
- At such time that the lot is developed, a sidewalk may be required as shown on the PUD master plan.
- There is no problem subdividing and selling off parcels of land within a PUD. That is envisioned as part of a PUD, though any future lot owners will need to comply with the terms of the PUD. This should be a condition on the subdivision.

- The City Council already approved the issuance of building permits on this private road.
- Some aspects of this subdivision may be related to the recent approval for DGH Builders to construct a 40 bed assisted living facility across the way (such as installation of utilities, extension of the road, placement of a stop sign at the end of the road).
- The approved Homemakers PUD is linked on the web for anybody who wishes to read it.
- The sewer situation is explained by Art Nickless, as follows:

*As you know, the Homemakers, in conjunction with their PUD, undertook the task of extending the municipal sewer up Airport Drive and Rte. 108 to a point just about opposite their existing driveway. Phase 2 of the sewer project involves installing a gravity line in the existing access right-of-way that will feed into a typical municipal pump station to be located further down said right-of-way. The 6" pressure line that will ultimately service this pump station is being installed by the Haffords (the assisted living facility).*

*Because the sewage loading will not be sufficient to adequately operate the municipal pump station, a smaller, temporary pump station is being installed on the Hafford's lot. A 3" pressure line will be "snaked" through the 6" pressure line to connect with the gravity main located in Rochester Hill Road/Rte. 108. Once the project moves further along, the 3" line will be removed and the 6" line will then be used to handle the flow from the larger municipal station.*

*This new lot being proposed will be sold to Frisbie Foundation for use as some sort of medical office. The sewage outfall from that building will not increase the flow enough to warrant the construction of the larger pump station. Ideally, the gravity line will be constructed down the right-of-way to a point where a connection to the Hafford's pump station could be made. Discussions are taking place between the Homemakers and the Haffords relative to the necessary easements and agreements that need to be executed in order for this scenario to happen. Otherwise, Frisbie would be faced with installing their own pump station and pressure line to connect to the nearest gravity sewer manhole.*