

MINUTES
City of Rochester Planning Board
CLARK BROOK COMMITTEE
Wednesday, February 21, 2012 at 3:00 p.m.
Conference Room, City Hall
31 Wakefield Street, Rochester, NH 03867

Committee Members Present

Nel Sylvain
James Gray
Derek Peters

Committee Members Absent

Rick Healey
Gregory Jeanson, excused

Others Present

Dick Anagnost, Developer
Bob Baskerville, Bedford Design
Michael Behrendt, Chief Planner
Amy Chhom, Anagnost Company
Mary Ellen Humphrey, Economic Development Specialist
Gloria Larochelle, Planning Board member
Peter Nourse, City Engineer
Katie Weiss, Bedford Design

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

The meeting was called to order by Mr. Sylvain at 3:15 pm. Mr. Baskerville showed a cross section of the site, from Blackwater Road to Old Dover Road. He said most of the buildings would probably not be visible off site

Mr. Anagnost said there were options for the big building on Old Dover Road; he could put other uses there. Mr. Baskerville said there will be a berm there with plantings and a sign. He said they could move back the multifamily building and drop the elevation a little. If they put a cul de sac there they could probably eliminate the big building. Mr. Anagnost prefers multifamily there. He said he owns 800 of these units. He said they reduce school children and traffic.

The 36 units will all be 2 bedroom. The building height to the eaves is 32 feet. There will be nine duplex lots totally 18 units. The duplexes are two story. Mr. Anagnost said he would just eliminate the big building and put duplexes at the entrance. There would be nine duplexes in the cul de sac.

Mr. Sylvain said he would bring TRG members into these meetings. The question of City water arose. Mr. Anagnost said the cost for water is \$220,000 to bring it from the Somersworth side to the development and \$480,000 to bring it down from the Rochester side. The existing arrangement for Clark Brook was discussed. State financing had been secured through the SRF program and the loan was to be paid off through payments made to the City by the

developer as each unit/house sold. Mr. Baskerville said the water now came from Somersworth to the Toy mobile home park. Mr. Peters said it is preferable to connect the water lines from Somersworth to Rochester. It was noted there is probably ledge along Old Dover Road, especially the southerly end. They had to blast for Little Quarry. Mr. Anagnost said it is unclear at this point whether the project can support \$480,000 to connect on the Rochester side. Mr. Behrendt recommended the Planning Board coordinate with the City Council on this issue as he said the Council was very involved with the water issue for the original PUD. Mr. Sylvain said he would speak with the City Manager, David Walker, and the Mayor on this.

Mr. Anagnost said he was concerned about abutters encroaching onto his property and discussed doing a lot line adjustment for this. Mr. Sylvain asked Mr. Behrendt to get information on permits issued for those lots to see if the encroaching structures were permitted.

Mr. Anagnost said he would like to eliminate the architecture requirements for the single family houses. He said they have wanted to sell a colonial but could not. He said the market has changed. It was suggested that Mr. Anagnost develop some renderings of what he has in mind. Mr. Peters suggested he come up with a proposal for this. Mr. Anagnost said the general price for single family houses here would be about \$200,000.

The next meeting, just for the committee members, will be Tuesday, March 6 at 3:00 pm. The next meeting for the committee and the applicant will be Tuesday, March 13, at 3:00 pm.

Respectfully submitted,

Michael Behrendt
Chief Planner