

MINUTES
City of Rochester Planning Board
CLARK BROOK COMMITTEE
Wednesday, March 13, 2012 at 3:00 p.m.
Conference Room, City Hall
31 Wakefield Street, Rochester, NH 03867

Committee Members Present

Nel Sylvain, chair
James Gray
Rick Healey
Gregory Jeanson

Committee Members Absent

Derek Peters, 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
Katie Weiss, Bedford Design

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

Mr. Baskerville presented a design for a cul de sac for the duplexes at Old Dover Road. He had called Chris Silk and got copies of the ledge probes.

There was discussion about making the main road a City street and a loop. There was discussion about putting the parking behind the buildings and having a park in the middle of the loop road. There are some constraints with ledge and wetlands. It was noted that parks and recreation are important.

About \$18,000 is owed to the City as part of Little Quarry. It is paid off as lots are sold.

Building a cul de sac at the end of the main road for the houses was discussed. There could be parking there for a trail.

The multifamily will be 2 bedroom. This generates families with small children who then move on. They may want to do some 3 bedroom later. This will be all rental. The single family will be for sale. It depends with the duplexes. The developer is trying to build a sense of community, not make a cookie cutter development.

Mr. Behrendt said adding porches would be a good idea. He said that having a loop road is very important and said it would be very difficult to meet the intent of the ordinance without a loop road as this would help to integrate the single family and multifamily.

Mr. Gray moved and Mr. Jeanson seconded approving the minutes for March 6. Motion carried 5-0 (with Ms. Larochelle voting). The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Michael Behrendt
Chief Planner