

City of Rochester Minor Site Review Committee

February 23, 2022

Annex Building Conference Room

33 Wakefield Street, Rochester NH 03867

(These minutes were approved on April 27, 2022)

Members Present

Shanna B. Saunders, *Planning Dept*

Jenn Marsh, *Economic Development*

Gary Boudreau, *Police Dept*

Adam Hughes, *Fire Dept*

Tim Goldthwaite, *DPW*

Members Absent

Jim Grant, *Building & Licensing*

Peter Bruckner, *Planning Board*

Tim Wilder, *Fire Dept*

Staff Present

Ryan O'Connor, *Planner I*

Ashley Greene, *Administrative Assistant II*

Applicants

Scott Lawler, *Norway Plains*

Randy Tetreault, *Norway Plains*

Rene Perron, *D&C Construction*

Bill Hagan, *Tara Estates*

Heather Williams, *Tara Estates*

I. **Call to Order**

Shanna Saunders called the meeting to order at 2:09 p.m.

II. **Continued Applications:**

- A. [City of Rochester, 155 Rochester Hill Road](#) Minor site review of installation of a diesel generator to support T-Mobile wireless equipment in case of power outage. Case# 243 – 62 – OC – 21 **REQUEST FOR CONTINUANCE**

A motion was made by Gary Boudreau to continue the application for 155 Rochester Hill Road. The motion was seconded by Jenn March. The motion carried by a unanimous voice vote.

III. New Applications:

- A. **D&C Construction, 173 Walnut Street** Minor site review of a temporary contractor's staging area with work trailer loam stockpile areas, and restoration plan.
Case# 230 – 14-2 – A – 22 **Public Hearing**

Scott Lawler representing D&C Construction and owners of the property, Christine Dugati. Property is located at 173 Walnut Street and the applicants are requesting approval for a temporary contractor's staging area. This will be part of the ongoing municipal water improvements that are occurring on Rte 202, Walnut Street and other surrounding roadways. A topographic survey, by request of the staff, was completed to show the impacted area by the proposed project. A storm water management report was completed, and it outlines how the stormwater run off will be addressed. The wetlands were reevaluated by BH Keech Associates, the proposed project is within the 50-foot wetland buffer. Stormwater Management meets Ch 218 of the Rochester City Ordinance. Upon completion of the water line the contractor will re-loam and re-seed the site and make it appear as if they were never there.

Ms. Saunders asked if the proposed erosion control pond is existing on site or if it needs to be constructed? Mr. Lawler stated that it needs to be constructed and once it is constructed it will be loamed and seeded with temporary seed mix to establish it. Mr. Lawler stated after the approximate 2-year time frame the contractor will remove the berms that separate the two basins and revegetate any disturbed areas. Ms. Saunders asked if there is an emergency overflow needed. Mr. Lawler stated there are two depicted on the plans.

Ms. Saunders asked if the comments made by Dana Weber had been addressed. Mr. Lawler stated that all comments have been addressed and submitted. Ms. Saunders stated that a Storm Water permit is still needed. Mr. Lawler agreed.

Ms. Saunders opened the floor for public comment. None seen, brought back to the board.

Mr. Boudreau made a motion to approve the application with a condition to for the applicant to apply for a storm water permit. Adam Hughes seconded the motion. The motion carried by a unanimous voice vote.

- B. **Tara Estates Community, 108 Eagle Drive** Minor site review to re-arrange two modular home sites. Case# 224 – 309 – A – 22 **Public Hearing**

Mr. Lawler presented on behalf of Tara Estates. Mr. Lawler stated they are looking to rearrange two modular homes. Mr. Lawler stated that the outcome of this application will allow the applicant to get two building permits for 108A and 108B Eagle Drive. Mr. Lawler stated that this is located roughly

in the middle of Tara Estates. The intent is to have each unit (108A and 108B) be accessible off a shared driveway. Each unit will be serviced by city water and sewer, and each unit will have a garage similar to their other units. Space requirements have been met with 30 feet of separation in between and each unit has 10,000 square feet of exclusive-use land as well as 75 feet of frontage. Mr. Lawler addressed a comment made regarding frontage and Mr. Lawler stated that there is ample frontage associated with each lot.

Randy Tetreault spoke regarding this application as he has been working with the owners since the beginning of the Park. Mr. Tetreault discussed what was plotted out originally with four sites and since then two modular homes have been built and they weren't placed exactly according to the original plan. Mr. Tetreault discussed that there is still allotted space to place the two modular homes being proposed.

Mr. Hughes asked the width of the driveway? Bill Hagan, from Tara Estates, stated it is 18 feet. Mr. Hughes asked if there was a hydrant on the corner of Watercress? Mr. Hagan stated there was.

Ms. Saunders asked about the unclaimed frontage that is going to be used for 108A and 108B, it looked like it may have been used for access for open space? Ms. Saunders asked if there is need for public access to the open space? Mr. Tetreault stated no.

Mr. Hughes requested a condition of approval be added for the units to have a 20-foot-wide driveway.

Ms. Saunders asked if the numbering would be ideal for emergency services? Mr. Hughes and Mr. Boudreau stated they are good with having the units numbered as 108A and 108B.

Tim Goldthwaite made a motion to approve the application with the condition of a 20-foot-wide driveway. Mr. Boudreau seconded the motion. The motion carried by a unanimous voice vote.

IV. Adjournment

Ms. Marsh made a motion to adjourn the meeting at 2:37 p.m. Mr. Hughes seconded the motion. The motion carried by a unanimous voice vote.

Respectfully submitted,

Ashley Greene,
Administrative Assistant II