

City of Rochester Planning Board
Monday January 7, 2013
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 4, 2013)

Members Present

Nel Sylvain, *Chair*
Derek Peters, Secretary
James Gray
Rick Healey
Matthew Kozinski
Mark Sullivan
Dave Walker

Members Absent

Tim Fontneau, Vice Chair, absent

Alternate Members Present

Robert Jaffin
Gregory Jeanson

Staff: James Campbell, Chief of Planning
Crystal DeButts, 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.)

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

The Planning Secretary conducted the roll call.

III. Seating of Alternates

Mr. Jeanson to vote for Mr. Fontneau and Mr. Jaffin to vote for vacant seat

IV. Communications from the Chair

A motion was made by Mr. Sylvain and seconded by Mr. Healey for a letter to be sent to the City Council to nominate Mr. Jeanson for regular Planning Board member. Motion carried unanimously.

Mr. Sylvain asked Mr. Jaffin if he would be the new Planning Board representative for the TRG. Mr. Jaffin accepts.

V. Approval of minutes

A. December 17, 2012 – Workshop Meeting

A motion was made by Mr. Walker and seconded by Mr. Gray to approve December 17, 2012 meeting minutes. The motion carried unanimously.

VI. Extension / Continued Applications

A. Fairway Auto Sales

At the request of Mr. Nickless the case has been postponed to January 28, 2013

VII. New Applications

A. Jon & Christine Clough

Randy Orvis of Geometres Bule Hills, LLC explained the proposal to subdivide the applicant's lot into seven duplex lots.

Mr. Sylvain opened public hearing.

Judy Paquett came forward questioning if they will need to do any blasting to the site. She stated when there was blasting done in the past to the area there was damage done to her well. Ms. Paquett wanted to know if there is any damage done from blasting this time who will be responsible.

Tom Aubert also came forward stating he has the same concerns as Ms. Paquett.

Mr. Sylvain brought the questions back to the board and asked Mr. Campbell if the City had any issues.

Mr. Campbell stated the applicant had filled out the wrong application, but other than that there aren't any issues.

Mr. Peters stated he would like to see the placement of the houses and driveways on the next set of plans.

Mr. Sylvain asked Mr. Campbell if there is something that can be done to protect the surrounding homeowners if there is any damage done to their wells from any blasting. He also stated it would need to be put in writing.

Mr. Campbell stated he will look into it.

Mr. Orvis stated they are unsure of how much blasting will need to be done at this time.

Mr. Sylvain asked Mr. Orvis when they would be ready to come back to the board.

Mr. Orvis stated they could be ready for February 4, 2013.

B. Mathew Cormier

Jason Pohopek of Pohopek Land Surveyors explained the proposal to subdivide the applicants 40 acre parcel.

Mr. Sylvain opened public hearing.

No one came forward.

Mr. Campbell stated the staff doesn't have any issues. He also stated the applicant has requested a waiver to not have the entire parcel surveyed.

Mr. Peters questioned the location of the driveway and why it was going over the septic system.

Mr. Pohopek stated they will adjust that.

Mr. Peters questioned if there will be a culvert under the driveway.

Mr. Pohopek stated yes, he believes so.

Mr. Campbell stated the culvert is part of the driveway permit.

A motion was made by Mr. Walker and seconded by Mr. Healey to close the public hearing and approve. The motion carried unanimously.

VIII. CIP

Mr. Walker stated the board can always address any issues with the CIP with the City Council.

Mr. Sylvain asked Mr. Walker what the time frame would be.

Mr. Walker stated the board had until the end of February.

Mr. Sylvain suggested if anyone has any issues with the CIP, they put it in writing and he will get it to the City Council.

Mr. Peters stated the City does need to upgrade the intranet system.

Mr. Walker stated the current system isn't working the way it was suppose to.

IX. Other Business

A. Release of Surety for the Studley Home, Lilac View Assisted Living Facility, and Chesley Hill Road

Mr. Sylvain stated there has been some confusion on what the board wants regarding releasing surety.

Mr. Campbell explained the three options he had come up with.

Mr. Sylvain took a vote and the majority of the board voted for option 1, that all requests for surety release must be approved by the Planning Board at their next meeting. The board will be provided a summary of the request and the chief Planner will have a folder with all of the back-up documentation at the meeting in case there are questions. This is for surety on Subdivision / Site Plan projects as well as for the miscellaneous surety for certificate of occupancy issues.

Mr. Campbell asked the board how they want to handle the surety with the Studley Home. He stated they still need to do the seeding, so he was planning on holding \$500 of surety.

A motion was made by Mr. Walker and seconded by Mr. Peters to release all but \$500 of surety. The motion carried unanimously.

Mr. Campbell stated there are some issues still with Chesley Hill Road and Lilac View Assisted Living Facility.

Mr. Sylvain stated the board would like signatures from both the Planning Department and Public Works before releasing the surety on those projects.

B. Review from December 17, 2012 chapter 42 public input

Mr. Sylvain stated on Monday January 14, 2013 the board will hold a meeting to discuss any changes they want to make. He also stated at the next workshop meeting on January 28, 2013 they will hear public input and on February 4, 2013 have a public hearing.

Mr. Sylvain stated the board will attempt to have this to the City Council by mid- February.

X. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 7:42 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary