

**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, May 22, 2017 6:00 p.m.**  
**Site Visit**

Chesley Hill Road & Donald Street, Rochester, NH  
(These minutes were approved on June 5, 2017)

Members Present

Nel Sylvain, *Chair*  
Matthew Kozinski  
Mark Sullivan  
Bob Jaffin  
Tom Willis

Staff: James Campbell, *Director of Planning & Development*

Others: Applicant, applicant's engineers, applicant's wetland scientist, and Ralph Sanders, an abutter.

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

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Mr. Sylvain called the meeting to order at 6:00 p.m.

The engineer showed everyone where the road will be and discussed the first wetland crossing. He also discussed the pond and the triangle piece of property that will be incorporated into an abutter's property.

The group continued to walk the centerline of the proposed road and stopped at the intersection where the first proposed cul-de-sac will be located.

Continuing further down where the proposed road would be the engineer then showed the group where the second wetland crossing would be located. The engineer then showed where there was an opening in the tree line and where the placement of one of the drainage ponds would be.

The Board was then shown where the second cul-de-sac would be as part of the extension of Donald Street. The group walked along the future extension of Donald Street toward the existing section of Donald Street. The group stopped before reaching the existing section of Donald Street and the engineer was asked about the tree line buffering Route 16. It was explained by the engineer that new buffers would be planted where needed along Route 16 and the lots that are proposed to abut Route 16. The third wetland crossing was described.

The group continued to walk along an old farm road toward Donald Street. The group walked up Donald Street to the paddock and horse barn, which would be removed if the subdivision were to be approved.

The group then walked back down Donald Street and stopped where Norman Street intersects with Donald Street (this part of Norman Street is not built). There was discussion of the proposed sidewalk along Norman Street but not upgrading Norman Street other than putting a sidewalk in the right-of-way. The sidewalk would lead to Ramsey Drive and down to Chesley Hill Road. There was also discussion on the utilities along the right-of-way for Norman Street and whether they would be underground. They are proposed to remain above ground by the developer.

The site walk continued down to Chesley Hill Road. There was a discussion of whether there is sewer line by the intersection of Donald Street and Chesley Hill Road. The manhole cover in Chesley Hill Road is a sewer manhole cover but the plan set has it listed as drainage. If it is not where the sewer is located then the sewer

line would be approximately 800 feet further down Chesley Hill Road. This will need to be further investigated by the Department of Public Works.

There was also discussion on the possibility of putting the sidewalk on Chesley Hill Road. The difficulty of constructing the sidewalk was discussed in terms of roadway/right-of-way width, terrain, and the need to cut trees and remove lawn to make room for the sidewalk. No decision was made at the site walk and the developer will bring forward their proposal of no sidewalk on Chesley Hill Road and that will be discussed at the Planning Board meeting.

**Adjournment** – the meeting adjourned at approximately 7:10 p.m.

Respectfully submitted,

James Campbell,  
*Director of Planning & Development*