

**CITY OF ROCHESTER**  
**Planning Board**  
Monday, July 7, 2008 at 7:00 p.m. (regular meeting)  
**City Council Chambers**  
31 Wakefield Street, Rochester, NH 03867  
(These minutes were approved July 21, 2008)

Members Present

A. Terese Desjardins, *Chair*  
Lance Powers, *Vice Chair*  
Tim Fontneau, *Secretary* (arrived 7:03)  
Tom Abbott  
Alan Dews  
Richard Groat  
Rick Healey  
John David Meader

Members Absent

Thomas McCallion

Alternates Present

Eugene McCarthy  
Lawrence Spector  
Ray Varney

Staff: Michael Behrendt, Chief Planner  
Madeleine Carter, Secretary

(These minutes are the legal record of the meeting and are in the format of an overview of the meeting. It is neither represented nor intended to be a true transcription 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).

Ms. Desjardins called the meeting to order at 7:00 p.m. The secretary conducted roll call.

Ms. Desjardins appointed Mr. McCarthy as voting member for Mr. McCallion, she appointed Mr. Spector as voting member for Mr. Fontneau until he arrives.

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**Communications from the Chair**

Ms. Desjardins stated if the general public or the developers have any concerns or issues as to how things are being handled with the Planning Board to feel free to contact the Chair of the Planning Board or Madeleine in the Planning Department. Madeleine will give you her (Ms. Desjardins) number or email address to contact her (Ms. Desjardins).

Ms. Desjardins stated the following continued applications have been postponed to the July 21, 2008 workshop meeting.

- A. Steve Miller, 139 Flagg Road (by Norway Plains Associates). Preliminary (conceptual) 8-lot subdivision. Case # 259-29-A-08 (PH)
  - B. Kel-Mar LLC, Betts & Cross Roads (by Berry Surveying & Engineering). 17-lot subdivision. Case #203-25-A-08 (PH)
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### **Approval of minutes June 16, 2008 workshop**

Mr. Varney stated under other business, it does not mention there was a motion made by Mr. Fontneau and seconded by Mr. Dews to table the impact fees.

*A motion was made by Mr. Powers and seconded by Mr. Spector to approve the workshop minutes of June 16, 2006 with the correction as stated. Motion carried unanimously.*

### **June 23, 2008 retreat**

*A motion was made by the Mr. Healey and seconded by Mr. Powers to approve the retreat minutes of June 23, 2006. Motion carried unanimously.*

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### **Public Hearing: City of Rochester Natural Resources Chapter of the Master Plan.**

The Planning Board solicits public comment on the proposed plan. This document addresses wetlands, groundwater, surface water, agricultural soils, plant and animal habitats, preservation of open space, forest cover, important local landscapes, scenic roads, and other related topics. Contact the Planning Department for copies of the chapter or for more information.

Ea Ksander, Community Development Specialis, briefly discussed this Chapter of the Master Plan. She stated they were able to get funding from the Coastal Grants Program and the Estuary Project, which brought the cost to the City down by \$10,000.00. In addition to the volunteer time that was brought in to the project, certainly this is a considerable value to the citizens of Rochester; this would be a great resource and tool. She acknowledged all the people who have dedicated their time working on this.

Julie Labranche, Strafford Regional Planning Commission, provided copies of her presentation to the Board and the public to follow along with. She stated there are eight maps along the walls here for anyone to look at. She briefly discussed the different kinds of maps available for view on the Internet. She discussed the Introduction and Summary Section, the Purpose of the Natural Resources Chapter, the Policy Statements, soils, recommendations, Chapter Organization, Section 2 Overview, Summary of zoning districts and acreage, topography, forest land cover by type and acreage, aquifers, surface and groundwater resources, and other items.

Board members and Ms. Labranche discussed page 25 in the Natural Resources Chapter (Ms. Desjardins read the policy statement), regulatory measures for land conservation, perhaps needing the opinion of the City Attorney, who would be responsible for the whole oversight of managing this, and other items and issues.

Ms. Labranche stated they could look at revising some of the wording in the Natural Resources Chapter.

Mr. Groat stated they have done a great job however the explanation of the terms is missing.

Ms. Desjardins opened the public hearing. No one came forward.

Ms. Desjardins stated this is a very good presentation. The Board would now read and digest everything. Is there any consideration for a developer that wants to go totally green. What incentives for a developer if that is the route they took. She stated she did not see anything in this document that addressed that. She asked Ms. Labranche if this would be the appropriate document to address that. Ms. Labranche replied yes, she could look at that aspect.

Ms. Ksander stated there was a bit of a debate; she stated Ms. Labranche did do a short overview of the chapter and its components.

Mr. Behrendt briefly discussed the prospective schedule. He stated Ms. Ksander and Ms. Labranche would be looking for the Board to vote to formally adopt the plan. He stated this is scheduled to go to the City Council for their endorsement. Any changes, corrections, additions or deletions the Board would like to see in this plan would be made. He stated Board members could forward any comments to him, Ms. Ksander or Ms. Labranche.

Ms. Desjardins stated this could be discussed under the "Planning discussion and issues" at the meetings on July 21<sup>st</sup> and the regular August meeting. The goal would be to make the final decision at the August workshop.

Board members discussed the final document, having the City Attorney review the document and give his opinion, not sending this to the City Council until the Board reviews and makes final recommendations with this.

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### **Extensions/Modifications/Amendments:**

#### **A. Michelle and Scott Brochu, 20 Crown Point Road** (by Bruce Pohopek, LLS).

Extension on deadline to record plat for 2-lot subdivision. Case #235-1-A-06

#### **EXTENSION**

Bruce Pohopek, 42 Flagg Road, stated the reason for the extension is they did not get the recorded plat to the Planning Department on time.

Mr. Behrendt stated Staff recommended approval as requested and approval of the waiver from subsection 2.5 of the Subdivision Regulations. He stated the applicant would bring a new mylar with the new date on it.

*A motion was made by the Mr. Abbott and seconded by Mr. Healey to approve the extension as stated. Motion carried unanimously.*

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**B. Casaccio RE Holdings, LLC, Rochester Toyota / Dodge, 56 Farmington Road** (by Civil Take Off LLC). Modification of architectural design for approved site plan for addition and renovations to automobile sales and service facility. Case # 216-6 & 7-B2-08

Chuck Moretti, Civil Take Off LLC, discussed the plans that were being viewed on the screen that included the elevation of the building and modifying the materials.

Mr. Behrendt stated Staff recommended approval as stated in the recommendations.

*A motion was made by the Mr. Abbott and seconded by Mr. Groat to approve the modification as stated in the recommendations. Motion carried unanimously.*

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**C. Raven Realty, LLC. 127A Farmington Road** (by Norway Plains Associates). Amendment to relocate electric utilities and place partially above ground for approved 4-lot subdivision. Case # 208-18-A-07 (PH)

Art Nickless, Norway Plains Associates, stated the reason for the amendment is because Public Service told them they would need to look at other alternatives to provide power to the site.

Mr. Behrendt stated Staff recommended approval as proposed in the recommendations.

Ms. Desjardins opened the public hearing. No one came forward.

Board members discussed requiring everyone to bury the utility lines, the overhead lines are a distraction.

*A motion was made by the Mr. Fontneau and seconded by Mr. McCarthy to approve the amendment. Motion carried unanimously.*

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### **New Application:**

**KPRP LLC, 159 Milton Road - vacant parcel just north of Saks Mobile Home Park** (by Berry Surveying & Engineering) 5-lot subdivision. Case # 205-211 & 212-A-08 (PH)

Chris Berry, Berry Surveying & Engineering, discussed the 50 foot vegetated buffer, preconstruction, the position of the road, 50 foot setback for the buffer, screening, 25 foot no cut buffer or maybe installing a fence, visibility to the road, putting down a permeable pavement, drainage procedures, no detention basins, and other items.

Board members discussed getting more information concerning the permeable pavement, and what the maintenance requirement would be.

Mr. Berry briefly explained the permeable pavement and stated he would get more information to the Board.

Mr. Behrendt stated Staff recommended endorsement of the porous pavement. He stated Public Works Department is cautious concerning the permeable pavement. He also discussed surety for the road.

Board members, and Mr. Berry, briefly discussed the longevity of the permeable pavement, also discussed were issues salt and sanding might create because of the permeable pavement.

Mr. Healey stated he is personally in favor of the permeable paving.

Board members discussed the cul-de-sac, the site line, a no cut zone on Forest Drive, and other items.

Ms. Desjardins opened the public hearing.

Robert Hodge, abutter, is concerned with the type of houses that be built. He would not like to see any duplexes in the back; but he is fine with single-family homes.

Mr. Behrendt stated 3 of the lots would be big enough to support duplexes.

Pat Wilson, abutter, asked did this really need to take place. She is also concerned with the types of houses. She briefly discussed the wetland zones, and loosing the rural character of the area.

Larry Grondin, abutter, is concerned with protecting the open space, who would own that open space, information on the elevation differences, seeing more information on the permeable pavement, no sidewalks, and other items and issues. He stated it would be nice to have the road named Meadow Drive.

Mr. Berry discussed the elevation differences, the wetlands in the rear of the property, leaving the open space for the general public, a utility easement, trails, 3 lots for single family homes, lots 4 & 5 are sized for possible duplexes, and restrictions on one of the lots.

Board members discussed keeping with the neighborhood, and only having single-family houses.

Board members and Mr. Berry discussed a no cut buffer on the Forest Drive side of the buffer, a pedestrian access, the topography plan on page 3, getting permission to walk the property, and getting more information on the long term of the permeable pavement.

This project was continued to the July 21, 2008 meeting.

## **Proposed Policies:**

### **A. Proposal to require installation of street signs in new subdivisions prior to issuance of any certificates of occupancy.**

Mr. Behrendt briefly discussed adoption of the policy and stated Staff supports the change. He stated Mr. Dews suggested the change to add the following as a standard note under precedent conditions on all subdivisions with new streets as submitted in the Staff recommendations: "A permanent approved street sign must be installed at the entrance to the subdivision prior to issuance of any certificate of occupancy for any house which will take access off the new street".

Board members discussed the safety issues, and putting this in the Subdivision Regulations.

*A motion was made by the Mr. Powers and seconded by Mr. Healey to put this proposal in the Subdivision Regulations. Motion carried unanimously.*

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### **B. Proposal to require installation of street trees by October 15 on lots for which certificates of occupancy have been issued.**

*A motion was made by the Mr. Powers and seconded by Mr. McCarthy to put this proposal in the Subdivision Regulations. Motion carried. One opposed. Mr. Healey.*

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## **Other Business:**

Board members and Mr. Behrendt discussed the Angelo property, and bringing it back to the Board as a Minor Site Review to finalize.

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## **Adjournment:**

*A motion was made Mr. Powers and seconded by Mr. Healey to adjourn at 8:50 p.m. Motion carried unanimously.*

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)