

CITY OF ROCHESTER
PLANNING BOARD REGULATION COMMITTEE
“Sub-Division and Site Review”
Monday, August 9, 2010 at 6:00 p.m.
City Council Chambers
31 Wakefield Street, Rochester, NH 03867

Members Present

Richard Groat, Chair

David Meader

Nel Sylvain

Gloria Larochelle, Secretary

Richard Groat, Chair called the meeting to order at 6:00 p.m.

Richard Groat explained to all committee members that tonight’s meeting would involve the continuing process of recommendations from the committee after several meetings and discussions with department heads, engineers, surveyors, input from applicants and deliberation from this committee. We are prepared to propose some recommendations and anticipate presenting a complete package to the planning board for their discussion and approval.

Proposal: Tear Drop Cul-de-Sac Layout

The entire committee agreed that a Tear Drop Cul-de-Sac Layout with an outer diameter of 65 ft, inner diameter of 41 ft, paved road surface of 24 ft, a buffer of 10 ft, and the Tear Drop design allows a shallow entry for easier plowing and less dual axle torque. (See attached diagram)

Proposal: Checklist for Individuals Applicants

The entire committee agreed that it would be appropriate to develop a checklist for an individual applicant to help clarify what will need to be done for smaller projects, since it was felt usually a developer or their representative normally understood what was needed but an individual coming before the TRG and Planning Board needs more guidance.

Proposal: Notice of Decision

The entire committee agreed that the Notice of Decisions should be part of minutes

of planning board and no changes to Notice of Decisions are permitted without approval of Planning Board.

Proposal: Notice of Public Hearings

The entire committee agreed notification of Public Hearings should be published in the Foster's Daily Democrat versus Rochester Times because there is more public visibility and this paper publishes daily.

Proposal: Installing Tree Filter Boxes and Rain Gardens (Environmentally Friendly)

The entire committee agreed a discussion by the Planning Board on benefits to control stormwater which cleans pollutants out.

Proposal: Sign Off Sheets

The entire committee agreed that every department head or representative needs to sign off whether agree or disagree on an issue clearly identifying what the issues are that prevent them from signing off.

Completed Proposal: Sidewalk Regulation

The entire committee agreed on submitting amendments to subdivision regulations to set a criteria for when to require sidewalks. The regulation committee requested Michael Behrendt to draft an amendment based on our discussions along with a map identifying areas where sidewalks are permitted and not permitted. On July 12, 2010 the Planning Board approved unanimously to adopt the amendment to set criteria for when to require sidewalks.

Richard Groat concluded the meeting stating our last meeting on August 23, 2010 he will be inviting Michael Behrendt to the meeting so that we can review all the proposals before presenting it to Planning Board.

The meeting adjourned at 7:15 p.m.

Submitted by

Gloria Larochelle