



PLANNING & DEVELOPMENT DEPARTMENT
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

CITY OF ROCHESTER PLANNING BOARD
Thursday, October 6, 2011
Site Walk

(These minutes were approved on October 17, 2011)

Wingate Estates, Channings Lane. Amendment to approved Subdivision to remove side walks, guard rail, trees, and benches from approved plan. Case # 206-8-A-04.

Members present

Nel Sylvain, chair
Tim Fontneau, vice chair
Derek Peters, secretary
Rick Healey
John Meader
Gloria Larochele
David Walker (came at the end of the formal site walk)
Jim Gray

Members absent

Steve Martineau

Others present

Peter Rizzo, developer
Stacey (friend of developer)
Loretta Campbell, abutter
Misty Gilpatrick, abutter
Iouri Kolomiitchenko, abutter
Michael Behrendt, City Planner

The board continued the discussion to October 17.

The wearing course was discussed. The developer would like to place it this fall but it is very tight to complete it due to impending weather conditions.

The board discussed sections of the site that should be cleaned up. There are four street lights and only one is working, closest to Chestnut Hill Road.

It appears that no water has been coming through the outlet in the cul de sac. Mr. Rizzo will cut back the flexible inlet pipe.

There are three vacant lots. They are not sold yet.

Pavement should be added on the outside of the road where it meets the cul de sac. There are ruts from vehicles making sharp turns there.

More cover is needed over the culvert under the driveway for Lot 8.

It was the sense of the board that the sidewalk is not needed. It was the sense of the board that no benches are needed.

It was the sense of board members that a guardrail is needed on both sides of both culverts that run under the road, those two culverts closest to the end of the cul de sac. All four of these guardrails should be about 20 feet long. A guardrail should be added on the left side (as one enters subdivision) where the culvert under the road, situated at an angle, empties into the ditch.

That same culvert has heaved and needs to be reset.

The two houses – for Daly and Campbell – that existed prior to the subdivision are served by above ground utilities. It was the sense of the board that these need to be served by underground utilities, in accordance with the terms of the subdivision approval.

A cobrahead light should be installed on the electric pole on Chestnut Hill Road, in accordance with City policy. The staff and board will explore how this should be installed.

Trash was discussed. It appears that it is being picked up and that Ray Green, the former subdivision owner, is paying for this, at least for now.

The shoulder on the left side of the road, alongside the wetland area as one enters the subdivision needs to be enhanced, with a level two foot wide level gravel shoulder.

It was the sense of the board that no guardrail is needed on the left side, as one enters the subdivision, except around the culvert that is placed at an angle to the street, on the left side. It was the sense of the board that no guardrail is needed on the right side, as one enters the subdivision [see staff recommendations for other discussion after the site walk closed]

Street trees should be installed on each lot that is clear in the front. The applicant can meet again on site with the City Planner to clarify which lots this would apply to.

In conclusion, it was the sense of the board to:

- eliminate the sidewalk
- eliminate the benches
- require a guardrail at five locations adjacent to cross-road culverts [and one other possible location] but to eliminate it along the left and right entry sections, adjacent to the wetland and drainage basin.
- Install two street trees on those lots where there is minimal tree cover in the front of the lot
- Stipulate other items be corrected as a condition of approving these amendments.

Respectfully submitted,
Michael Behrendt
Chief Planner