**City of Rochester Planning Board**

Monday October 6, 2014

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on October 20, 2014)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, *Secretary*

Tim Fontneau

Charles Grassie

Robert Jaffin

Dave Walker

Thomas Willis

*Members Absent*

Mark Sullivan, Excused

*Alternate Members Present*

James Gray

Lionel Lachapelle

Fred Leonard

Staff: James Campbell, Chief Planner

 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 Secretary conducted the roll call.

**III. Seating of Alternates**

No Alternates were needed.

**IV. Communications from the Chair**

There were no communications from the Chair.

**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Healey to approve the September 22, 2014 meeting minutes. The motion carried unanimously.*

**VI. Update by NHDOT for the Spaulding Turnpike Connector (Exit 16)**

Gerard Fortin of Stantec Consultants reminded the Board they presented the plans in January for a new maintenance facility located at exit 16 on the Spaulding Turnpike. Mr. Fortin went on to say the site will be serviced by City water and there will be pumping station for the sewer.

Dave Smith of New Hampshire Department of Transportation said the purpose of the site is to expand the maintenance facilities in order to be more efficient.

Mr. Leonard asked if the wash bays would be available for the City to use. Mr. Smith responded yes, they would be available to the City as well as other municipalities.

Mr. Willis asked if the water used in the wash bays would be recycled. Mr. Smith said they had explored doing that but the manufacturer recommended not recycling the water due to the high level of road salt.

Mr. Fontneau expressed his concern for the salt shed, truck wash facility, and the fuel storage being so close to the aquifer protection overlay. Mr. Fortin said that had been a concern by the Planning Department and Public Works back in January, he explained that everything will be contained on site.

Mr. Sylvain asked who would be responsible if there is a spill. Mr. Smith said the Department of Transportation would be responsible.

Mr. Sylvain suggested having a schedule for the wash bays so there isn’t a back up waiting to wash the trucks. Mr. Smith said they do intend to have a schedule for the municipalities and there will be an attendant on site.

**VII. New Applications**

 **A. Patricia O’Malley & Dennis & Cathy Jepsen, 24 & 28 Common Street**

Art Nickless from Norway Plains Associates stated his clients are proposing a lot line revision in order to rectify an encroachment.

Mr. Sylvain opened the public hearing. No one came forward.

Mr. Willis asked how long there has been an encroachment. Mr. Nickless said it’s been between 10 to 15 years.

Mr. Fontneau asked about the ongoing dispute regarding the property line between the two parties. Mr. Nickless said that is being researched and that this lot line revision would take care of the Jepsen’s side. He went on to say the property line in question is in the back of the property. Mr. Fontneau asked if the Board approved the application and the two parties can’t come to an agreement what would happen. Mr. Nickless said the approval would be null and void because they wouldn’t be able to get a deed and that is one of the precedent conditions of the approval.

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

 **B. Alan & Sharon Reed-Erickson, 123 Dry Hill Road**

Ken Berry of Berry Surveying and Engineering explained in the late 1980’s it was allowed under the zoning Ordinance to have two homes on one parcel of land. He went on to say his clients would now like to subdivide the parcel into three separate lots, two lots would have the existing homes and the third lot would be put up for sale. Mr. Berry went on to explain this subdivision would fall under the new Porkchop configuration.

He also explained they have an application for a variance to retain the existing driveway to the historical home.

Mr. Sylvain opened the public hearing. No one came forward.

Mr. Fontneau questioned the driveway to the back of the lot as it goes over poorly drained soil. Mr. Berry said that would be the more favorable place to build the driveway to go along with the 30 foot easement that is required with the porkchop subdivision.

Mr. Lachapelle asked if the rock wall will be destroyed when the third lot is developed. Mr. Berry explained three of the rock walls are iatrical parts of the property lines, however there is rock wall that goes through the middle of what will be lot three and it may have to be removed in order to build.

Mr. Willis asked if perc tests have been done. Mr. Berry said yes, and submitted to the Planning Department.

Mr. Campbell noted that any approval from the Planning Board would be contingent on an approval from the Zoning Board of Adjustment.

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

**C. William Stowell, 1110 Salmon Falls Road**

Bob Stowell of Tritech Engineering explained his client is proposing to subdivide a 6 acre lot located on Salmon Falls Road. He went on to say there will be one lot with the existing farm house and the second lot will be for new home construction.

Mr. Sylvain opened the public hearing. No one came forward.

Mr. Fontneau asked if both lots would have frontage on the Salmon Falls River. Mr. Stowell said no, only one will have frontage.

Mr. Willis asked if they had looked at the 100 year flood zone. Mr. Stowell said they had and it is shown on the plan.

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

**VIII. Other Business**

Mr. Sylvain informed the Board that Mr. Campbell and Mr. Sullivan are working together to go to the Finance Committee in order to clean up some of the exactions.

Mr. Willis asked if there were any other roads other than Norway Plains pushing to be accepted before the cutoff date. Mr. Campbell said yes, Heritage Street.

Mr. Jaffin informed the Board he and another member had attended the Somersworth Rail Advisory meeting. He said in order to get a passenger rail there will need to be a regional approach. Mr. Sylvain asked how far along the discussions have gone. Mr. Jaffin said they have gone from it sounds like a good idea into a formal committee structure.

The Board discussed the yearly retreat and the annual meeting. They decided to hold both during the workshop meeting on January 26, 2015.

**IX. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Healey to adjourn at 8:00 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary