

**Rochester Planning Board  
Minutes of March 12, 2022  
The Village at Plumb Corner, Site Visit**

Present: Arnold Johnson, Chairman  
John DiMaggio, Vice Chairman  
Bendrix Bailey, Clerk  
Michael Murphy, Assistant Clerk

Absent: Mark Rousseau  
Chris Silveira  
Lee Carr

Nancy Durfee, Town Planner

The Planning Board convened for a site visit on Saturday, March 12, 2022, at The Village at Plumb Corner and members attending joined in-person. Members of the Board in attendance were Arnie Johnson, John DiMaggio, Bendrix Bailey, Michael Murphy, Non-board members in attendance included Rob Bishop, Brain Wallace, John Churchman, Michael LaCava and Kerri Beaulieu. Chairman Johnson called the meeting to order at 4:45 p.m.

The Planning Board conducted a Semi-Final site inspection of the completed site work of Phase I, at The Village at Plumb Corner to determine substantial completion. As stated in the decision, substantial completion is the stage in the progress of the site work, when, in the opinion of the Planning Board work is sufficiently complete in accordance with the Decision so the Applicant can occupy and utilize the site for its intended use.

The Board walked the site along Sarabeth Lane, beginning at Unit #38 as detailed on the Phase I Partial As-Built Plan and concluded at the same location. Chairman Johnson, noted that the first drainage basin on Sarabeth Lane needed trash racks for debris screening, and had other significant issues, including a recent blowout. Brian Wallace responded that these items would be addressed. Fencing was discussed and could be installed if necessary. The site inspection continued, along Sarabeth Lane, and Chairman Johnson noted the other two basins appeared to be operational, but trash racks would need to be installed.

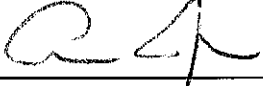
The site walk concluded with a discussion concerning the request to release three (3) duplex buildings for a total of six (6) units. Phase I consists of twelve (12) duplex buildings for a total of 24 units, namely units 1 through 6, 17 through 30, and 41 through 44. Bendrix Bailey, Planning Board Clerk, questioned whether the Board would be voting to release units 1, 2, 43, 44, 21, and 22. It was determined that unit number 43 would be the model unit for sales purposes. Chairman Johnson, explained, the Board is not holding units to release, the Board can only convey units. The Town is currently holding \$1.5 million in a tripartite agreement. Field Engineering has determined that the funding is sufficient to complete any remaining infrastructure requirements. Discussion continued to determine release of six units or convey all of the units.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to allow the conveyance of all Phase I units, contingent upon a letter from the Rochester Fire Chief regarding approval of the Life Safety Plan, and a report from Field Engineering with regards to the required spacing between the units. The motion carries unanimously.

**ADJOURNMENT**

*A motion was made by Bendrix Bailey, seconded by John DiMaggio, to adjourn at 5:20 PM. The motion carries unanimously.*

Date: 4/12/22

  
Arnold Johnson, Chairman