

**City Council Public Hearing
February 22, 2023
Council Chambers
6:00 PM**

COUNCILORS PRESENT

Councilor Beaudoin
Councilor Berlin
Councilor de Geofroy
Councilor Desrochers (remote)
Councilor Fontneau
Councilor Gilman
Councilor Gray
Councilor Hailey
Councilor Hamann
Councilor Larochelle
Councilor Malone
Deputy Mayor Lachapelle
Mayor Callaghan

OTHERS PRESENT

Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager
Terence O'Rourke, City Attorney
Susan Rice, resident

Minutes

1. Call to Order

Mayor Callaghan called the City Council Public Hearing to Order at 6:00 PM.

Mayor Callaghan announced that Councilor Desrochers was connecting to the meeting remotely via Microsoft Teams. Mayor Callaghan asked if it was reasonably impractical for Councilor Desrochers to attend the meeting in person.

Councilor Beaudoin led the Pledge of Allegiance.

2. Amendment to Chapter 275-21 of the General Ordinances of the City of Rochester Regarding Conditional Uses in the Granite Ridge District (*addendum A*)

Mayor Callaghan read the Amendment by title only and invited the public to speak.

Susan Rice, resident, questioned the process followed for the recent zoning amendments. She also inquired how the potential allowance of residential development at the Granite Ridge would work.

City Attorney O'Rourke explained that City Council had approved amendments to the zoning in the Granite Ridge District this past year. Prior to coming to Council when the changes had been reviewed by the Planning Board, there were two portions of this amendment; the change to Chapter 275.8, which dealt with the Granite Ridge District specifically, and then the change to Chapter 275-21.4, which dealt with specific requirements for conditional use. He explained that when Council adopted these amendments, it was discussed that residential development at the Ridge would be by conditional use only

and, throughout the ordinance, there is reference to Chapter 275-21.4. However, between the Planning Board making the recommendation and the City Council receiving the amendments, the changes to Chapter 275-21.4 were inadvertently left out. When this clerical error was discovered, the amendment to Chapter 275-21.4 was sent back to Council for proper procedure in order to make it a lawful change to the ordinance. Attorney O'Rourke clarified that this amendment had passed at the Planning Board level unanimously.

3. Adjournment

Mayor Callaghan **ADJOURNED** the City Council Public Hearing at 6:10 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk

Amendment to Chapter 275 of the General Ordinances of the City of Rochester
Regarding Conditional Uses in the Granite Ridge District

THE CITY OF ROCHESTER ORDAINS:

That Chapter 275 of the General Ordinances of the City of Rochester and currently before the Rochester City Council, be amended as follows (additions in red):

§275-21.4 Conditions for particular uses.

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R. Granite Ridge District Residential Housing-§275.8

The Commercial footprint of fifty-five percent (55%), and Residential footprint of forty-five percent (45%) may be adjusted to increase the residential footprint percentage. The applicant shall demonstrate that a residential need exists which current market conditions are not adequately serving, or that commercial market conditions have changed which makes the 55% commercial footprint requirement economically unfeasible.

The completion and occupancy allocations of fifty percent (50%) of the residential development that may be occupied prior to the completion of between twenty-five to fifty percent (25%-50%) of the non-residential structures may be adjusted to increase the residential percentage. The applicant shall demonstrate that either residential or commercial market conditions are impacting the ability to comply with the allocation.

The effective date of these amendments shall be upon passage.