

City of Rochester Planning Board
Monday August 19, 2013
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on September 9, 2013)

Members Present

Tim Fontneau
Rick Healey
Matthew Kozinski
Mark Sullivan
Dave Walker
Derek Peters, Vice Chair
Nel Sylvain, Chair

Members Absent

Robert Jaffin, excused
Gregory Jeanson, excused

Alternate Members Present

James Gray

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 Planning Secretary conducted the roll call.

Seating of Alternates

There were no alternates seated

IV. Communications from the Chair

None

V. Opening Discussion/Comment

A. Public Comment / Public Input for Chapter 42

Doris Gates of Dry Hill Road stated she was there to ask that the Planning Board have the same consistency when it comes to Chesley Hill Road as they did when they had the issue with the rooster on Champlin Ridge Road.

Attorney Michael Moyers of Cleveland, Waters and Bass stated he was there representing the Normand Ramsay Family Foundation.

Attorney Moyers stated they are requesting a zoning change for the parcel of land on Chesley Hill Road that the Foundation owns from Residential to a Commercial zone in order to be able to sell off the land to liquify their assets and continue their charitable donations.

Roger Hawk a Planning Consultant from Concord came forward stating he was representing Route 202, LLC for the property located at the corner of Labradore Drive and Washington Street.

Mr. Hawk stated the challenge is taking a property that fronts commercial property but buffers a small residential neighborhood, and they understand the Planning Board is trying to protect the residents of the neighborhood, however he is questioning whether the Neighborhood Mixed Use zone fits.

Mr. Hawk requested that the Board consider changing the property to Highway-Commercial instead of Neighborhood Mixed Use.

Gregg DeNobile of Chesley Hill Road addressed the Board stating he would like more detail on the zoning requirements as he believes they need to be tightened up.

Mr. DeNobile went on to say he fears that 10 to 15 years down the road people will be confused.

B. General Planning Issues

Mr. Walker stated he has received complaints from neighbors of the new Elderly Housing on Brock Street regarding the lights shining in the windows of the homes across the street. He asked Mr. Campbell to work with Rochester Housing Authority to come up with a solution.

Mr. Peters asked for an updated regarding the next joint meeting with the City Council.

Mr. Sylvain stated he was waiting to hear back from the Mayor.

Mr. Peters stated he received an email from the Housing Authority to set up a meeting regarding housing funding.

Mr. Sylvain suggested Mr. Peters have the Housing Authority contact the Planning Department in order to be put on the September's workshop meeting agenda.

VI. Approval of minutes

A. August 5, 2013 – Regular Meeting

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the August 5, 2013 minutes. The motion carried unanimously.

VII. Extension/Continued Applications

A. Fairway Auto Sales

Mr. Campbell stated the applicant is requesting a one year extension.

Mr. Walker stated there was a condition to have a site plan in order to get a transfer of land from Old Milton Road.

Mr. Campbell said the applicant Michael Hurley would like to make some changes to the site plan.

Mr. Sylvain requested to have the applicant come back before the Board with an updated plan that shows all the proposed changes.

A motion was made by Mr. Sylvain and seconded by Mr. Peters to approve a 60 day extension with the condition that the applicant attends a Planning Board meeting with an updated site plan. The motion carried.

B. GTM Properties

Christopher Berry of Berry Surveying and Engineering stated the previous issues with the Fire Department have been resolved and he is now looking for approval from the Board.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Sullivan stated he wanted to make sure there is enough buffer between the building and the closest neighborhood.

Mr. Berry explained he believes the distance is between 400 to 500 feet, and there will not be any removal of trees around the neighborhood.

A motion was made by Mr. Walker and seconded by Mr. Healey to close the public hearing and approve the site plan and lot line adjustment. The motion carried unanimously.

7:42pm recess

7:50pm the meeting was called back to order.

VIII. Review of Chapter 42

Mr. Campbell stated Mr. Jaffin had forwarded his changes to the Planning Department and the Board was provided with copies.

Mr. Sylvain stated in an attempt to save time he would like Mr. Campbell to make the appropriate changes and provide them to the Board at the next meeting.

Mr. Campbell informed the Board he has added chapter 8 regarding manufactured housing to the ordinance.

IX. Discussion of the Master Plan

Mr. Peters stated he believes the Board should look at transportation first.

It was the consensus of the Board to hold off working on the Master Plan until after the Comprehensive Rezoning has been passed to the City Council.

X. Other Business

Mr. Peters stated the RV dealer located on Rte 11, Farmington Road has been displaying vehicles in the green area again and would like the Compliance Officer from Code Enforcement to check into it.

Mr. Gray stated he had attended the Public Works meeting. He stated they gave an update on the work to be done on Anderson Lane.

XII. Adjournment

A motion was made by Mr. Peters and seconded by Mr. Walker to adjourn at 9:00pm. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary