

City of Rochester Planning Board
Monday September 9, 2013
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on September 16,2013)

Members Present

Nel Sylvain, *Chair*
Derek Peters, *Vice Chair*
Gregory Jeanson, *Secretary*
Tim Fontneau
Rick Healey
Robert Jaffin
Matthew Kozinski
Mark Sullivan
Dave Walker

Members Absent

Alternate Members Present

Charles Grassie, Jr.
James Gray

Staff: Seth Creighton, 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.

III. Seating of Alternates

No alternates were needed.

IV. Communications from the Chair

Mr. Sylvain congratulated Mr. Jaffin on becoming a regular voting member and welcomed Mr. Grassie to the Board as an alternate.

Mr. Sylvain announced he, Mr. Peters, and Mr. Campbell will attend the next City Council meeting on Tuesday September 17th to represent the Planning Board and answer any questions regarding Chapter 42.

V. Chapter 42 Public Input

Lou Archambault of Chesley Hill Road stated he had several UNH students who were with Strafford Regional Planning looking at the culvert on his property. They noted the drain needed to be cleaned and they would notify Rochester Public Works.

Mr. Archambault stated he didn't want any City workers on property.

Gregg DeNobile of Chesley Hill Road handed out a list of the questions he's had over the past few months. Mr. DeNobile stated he still believes some of the verbiage to the proposed Chapter 42 needs to be taken out.

VI. Approval of minutes

A. August 19, 2013 – Workshop Meeting

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the August 19, 2013 meeting minutes. The motion carried unanimously.

VII. Extension/Continued Applications

A. Fairway Auto Sales

Mike Hurley of Fairway Auto Sales stated he was seeking a year extension and a modification to an approved site plan.

Mr. Hurley stated he would like to do pavement and more grass rather than using crushed stone for the majority of the site and also would like to move the location of the garage door from the front of the building to the back.

Mr. Fontneau asked if there would be pavement behind the building.

Mr. Hurley answered no.

Mr. Fontneau asked if anyone has looked at the drainage with a switch from crushed stone to pavement.

Mr. Hurley stated he is working with Public Works regarding drainage.

Mr. Walker questioned whether vehicles will be parked out behind the building.

Mr. Hurley responded yes, but only the vehicles getting ready to be put out for sale.

Mr. Grassie asked if any City staff has seen the design for the rain garden.

Mr. Hurley stated he is working with the City Engineer from Public Works.

Mr. Sullivan asked who determines the number of vehicles will be on the lot.

Mr. Sylvain stated the Board will determine the amount of vehicles and it will be made part of the notice of decision so there aren't issues in the future.

Discussion ensued regarding the number of vehicles to be allowed on the lot.

A motion was made by Mr. Peters and seconded by Mr. Jeanson approve the one year extension and revised site plan with a limit of thirty-eight (38) vehicles being allowed. The motion carried. Mr. Walker opposed.

The project will return to the Planning Board on August 19, 2013

VIII. New Applications

A. Donald Gilbert & Christine Gregoire

Ken Berry of Berry Surveying & Engineering explained the application for a lot line revision in order to make the lots more square.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Creighton stated he had requested some changes be made to the plan and questioned whether that had been done.

Mr. Berry stated he would check and make sure the changes are applied to the plan.

A motion was made by Mr. Fontneau and seconded by Mr. Healey to approve the application with the modifications requested by the Planning Department. The motion carried unanimously.

B. Lounes & Joan Yacoub

Rick Lundborn of Norway Plains Associates stated his clients are proposing to subdivide their five (5) acre lot into three (3) lot.

Mr. Sylvain opened the public hearing.

Joseph LaFluer of 94 Whitehall Road stated he had an issue with survey done by Norway Plains Associates. Mr. LaFluer stated he believes he is being shorted twenty (20) feet of his property as his deed states he owns four hundred (400) feet from Whitehall Road to the stonewall at the back of his property and the survey done by Norway Plains Associates states three hundred eighty-six (386) feet.

Mr. Lundborn tried to explain the surveying process to Mr. LaFluer and the stonewall is not the property line.

Mr. LaFluer stated he would hire a surveyor and have his property surveyed.

Mr. Fontneau questioned the Public Service of New Hampshire easement.

Mr. Lundborn explained there can't be any structures erected or any trees or vegetation planted but pavement can run under the power lines.

A motion was made Mr. Jeanson and seconded by Mr. Fontneau to approve the subdivision application. The motion carried unanimously.

Mr. Sylvain recessed at 8:06pm

Mr. Sylvain called the meeting back to order at 8:13pm

IX. Review of Chapter 42

Mr. Peters discussed the letter the Board received on the Ramsey property and how the lots are proposed Residential-2.

Discussion ensued regarding the Ramsey property.

Mr. Sylvain asked that the Planning Department check the proposed map and update the Board at the next meeting.

X. Other Business

None

XI. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:25 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary