

City of Rochester Planning Board
Monday November 4, 2013
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on December 2, 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: James B. 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.

III. Seating of Alternates

No alternates were needed.

IV. Communications from the Chair

Mr. Sylvain reminded everyone to get out and vote on Tuesday November 5th.

V. Approval of minutes

A. October 21, 2013 – Workshop Meeting

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the October 21, 2013 meeting minutes. The motion carried unanimously.

VI. Consent Agenda

A. Fairway Auto Sales

Mr. Campbell stated Mr. Hurley was requesting a modification to the approved site plan. He stated he would like to expand the asphalt and also would like to make a change to the rain garden.

Mike Hurley of Fairway Auto Sales stated he would like to change the rain garden from four (4) separate gardens to one (1) continuous garden.

Mr. Hurley stated he spoke with Ms. Young from Public Works and she agreed having a continuous rain garden would give better flow.

Mr. Hurley stated he would like to install a three (3) foot rain garden along the front of the property, then one (1) foot of crushed stone and the fence will run along the stone, and then the pavement will abut the crushed stone.

Mr. Jeanson asked if the drainage would be changed for the front of the building.

Mr. Hurley stated he had been contemplating taking the grade from two hundred thirty-three (233) feet down to two hundred thirty (230) feet, so that its not as steep.

Mr. Peters asked how wide the extra pavement will be.

Mr. Hurley stated there will be eleven (11) feet of extra pavement.

Mr. Hurley asked the Board about changing the four (4) trees that were proposed for the rain garden to shrubs instead so it will allow for better visibility of his business.

Mr. Sylvain stated it would be fine to replace the trees with shrubs.

A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the modification as presented. The motion carried unanimously.

VII. New Applications

A. Vanderzanden and Morrell, Lot Line Revision

Kevin McEneaney represented the Vanderzanden and Morrell's stating the project is a simple lot line revision.

Mr. McEneaney stated the two (2) parties would like to adjust the lot line in order to add 1.7 acres to the Vandersanden's lot.

Mr. Sylvain opened the public hearing.

No one from the public came forward.

Mr. Campbell stated the application was complete, and based on the information he has, he would recommend approval.

A short discussion ensued regarding the Conservation Easement.

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.

VIII. Other Business

A. Withdrawal of approved subdivision

Mr. Campbell stated Mr. Clough requested to withdraw the approval for the subdivision of 76 Betts Road, stating the reason was the cost that was associated with Current Use.

A motion was made by Mr. Walker and seconded by Mr. Jeanson to accept the withdrawal. The motion carried unanimously.

B. Miscellaneous business

Mr. Peters asked if the City Attorney had gotten back to the Planning Department regarding the two (2) surety issues.

Mr. Campbell stated he was still waiting to hear back.

Mr. Jeanson gave the Board an update on the upcoming retreat, stating Sheldon Perkins from the Building, Zoning, and Licensing Service Department and Stacey Price from the Rochester Housing Authority would be attending the retreat.

IX. Adjournment

A motion was made by Mr. Peters and seconded by Mr. Walker to adjourn at 7:21 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary