

City of Rochester Planning Board
Monday January 6, 2014
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on January 27, 2014)

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 Campbell, Chief of Planning
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 the Board the City Council inauguration would be Tuesday January 7, 2014.

V. Approval of minutes

- A. December 11, 2013 – Retreat**
- B. December 16, 2013 – Workshop Meeting**

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the December 11, 2013 and the December 16, 2013 meeting minutes. The motion carried unanimously.

VI. New Applications

A. O'Keefe – Martin Retail Store

Tobin Farwell of Farwell Engineering Services explained the site plan to the Board.

Mr. Farwell stated after meeting with the Technical Review Group they have had to change the plans from a Function Hall to a Retail store due to issues with stormwater and parking.

Mr. Farwell stated they are requesting two waivers from the Site Plan Regulations, the first is from Section 5(D)(2), which requires a 15' front landscaping buffer. The proposal provides a 12.5' buffer to allow for a lesser wetland buffer impact. The second waiver request is from Section 5 (E)(11), which requires a 4' wide foundation planting around all sides of the structure. The proposal provides 5' wide planting areas around three of the four sides and no planting area around the fourth side.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Peters asked if the site would have city sewer.

Mr. Farwell stated yes, both water and sewer.

Mr. Fontneau expressed his confusion because all the paperwork the Board has all says Function Hall.

Bill Martin addressed the Board stating when they first purchased the land they had wanted to construct a Function Hall, however they have had to change the plans and now will construct a new retail store and relocate either the furniture store or the current retail store.

Mr. Walker stated the City Council is concerned with the amount of traffic on Milton Road now with all the new development and they would like to see a center turn lane added.

Mr. Campbell stated the Planning staff and Public Works staff is working on reviewing what can be done with Milton Road.

Mr. Sullivan asked if this project has been before the Conservation Commission.

Mr. Campbell stated yes they have gone before the Conservation Commission and the Commission has signed off on the project.

Mr. Fontneau confirmed with the applicant that the building that is proposed is what is going to be constructed.

Mr. Martin stated yes, the building shown on the plan is the one that will be constructed.

A motion was made by Mr. Peters and seconded by Mr. Walker to close the public hearing. The motion carried unanimously.

A motion was made by Mr. Peters and seconded by Mr. Healey to approve the application and requested waivers with the condition that the plans and application are updated with Retail Store. The motion carried unanimously.

B. NH Department of Administrative Services

Dave Smith of NH Department of Transportation stated they want to use the parcel of land that was subdivided last year to construct a maintenance facility in order to be more efficient with maintaining the Spaulding Turnpike.

Gerard Fortin of Stantec Consulting explained the site will consist of four main buildings with a canopied fueling station located at the front of the site with underground tanks.

Mr. Fortin stated they will connect to city water and sewer from Chestnut Hill Road

Mr. Fortin explained there is an existing retention basin; however they are proposing an additional retention basin for the site.

Mr. Smith and Mr. Fortin reviewed the concerns the concerns from the Technical Review Group, and assured the Board they will comply with all DES regulations.

Mr. Smith stated they are hopeful to have the salt barn constructed and ready for use for the 2014 – 2015 winter season.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Peters asked what other building would be on site for next winter other than the salt barn.

Mr. Smith stated most likely a portable trailer to house the employees.

Mr. Peters asked about heating the buildings.

Mr. Smith stated the main maintenance building would have heat and the brine building would have a space heater.

Mr. Sylvain asked what types of fuel will be on the site.

Mr. Smith stated diesel and gasoline.

Mr. Sylvain asked if there will be a truck washing facility and if so where the water runoff will go.

Mr. Smith stated there will be a truck wash and explained the runoff will go into the sewer.

Mr. Walker asked if there would be alkaline soap used for the truck wash.

Mr. Smith stated most likely.

Mr. Walker expressed his concern about the soap going into the sewer system.

Mr. Smith stated he was hopeful they'd have final plans ready in two months.

VII. Other Business

Mr. Walker asked if Mr. Campbell has looked into the Tiger Grant to open the railroad crossing on Glenwood Avenue.

Mr. Campbell stated he has not looked into the grant yet, but he has been in contact with Mr. Lundborn from Norway Plains Associates.

VIII. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Healey to adjourn at 7:58 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary