

City of Rochester Planning Board
Monday January 27, 2014
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 3, 2014)

Members Present

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

Members Absent

Derek Peters, excused

Alternate Members Present

Charles Grassie
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 7:04 p.m.

The Planning Secretary conducted the roll call.

III. Seating of Alternates

No alternates were needed.

IV. Communications from the Chair

Mr. Sylvain stated he wanted to provide clarification following the City Council meeting from January 21st regarding public input for Chesley Hill residents. He stated the Right to Know Law would come into effect when the Planning Board has a formal application, and as of this time there isn't a formal application for the parcel on Chesley Hill Road; second, neither the Planning Board, nor the Planning Department have a verbal or written agreement with the Developer or Attorney McNeill; and third, regarding the vote to change the parcel from residential-1 to residential-2, Mr. Sylvain stated he was the member that made the comment regarding the improvements to the road, however that did not sway his vote.

V. Opening Discussion/Comments

A. Public Comment

None

B. Discussion of general planning issues

None

VI. Approval of minutes

A. January 6, 2014 – Regular Meeting

A motion was made by Mr. Walker and seconded by Mr. Jeanson to approve the January 6, 2014 meeting minutes. The motion carried unanimously.

VII. Extension / Continued Applications

A. 17 Glenwood Avenue

Mr. Campbell stated he spoke with Richard Lundborn of Norway Plains Associates who stated there wouldn't be any construction until spring and there are still a few items that need to be completed to meet the precedent conditions.

Mr. Campbell stated the applicant is seeking a six (6) month extension.

A motion was made by Mr. Walker and seconded by Mr. Jeanson to approve the six month extension. The motion carried unanimously.

B. Sensible Self Storage

Mr. Campbell stated the property is now under new ownership and there will not be any construction started until spring.

Mr. Campbell stated the applicant is seeking a six (6) month extension.

A motion was made by Mr. Walker and seconded by Mr. Healey to approve the six month extension. The motion carried unanimously.

VIII. New Applications

A. Pease Development Authority

Peter Bruckner, President of the Skyhaven Airport Advisory Board stated the project has been altered for grant money that is available as he believes it will generate economic development.

Steve Berardo of Jacobs Engineering presented the site plan to reconstruct the existing runways, extend Runway 15, extend Taxiway A, and install runway approach lights.

Mr. Berardo explained the existing pavement on the runways is in poor condition as it is almost forty (40) years old. He went on to say they would like to minimize some of the vegetation in the area of the airport, including some that is on City owned land along Innovation Drive that they are requesting an easement for.

Mr. Berardo stated they are looking to install approach lights in order to enhance safety. He stated they will use collars to shield the lights, as well as low intensity bulbs and cladding on the fence along Route 108 (Rochester Hill Road) to shield the traffic and homes.

Mr. Sylvain opened the public hearing.

Judy Bress of 271 Rochester Hill Road asked if the lights would be able to be shielded on the Route 108 side of the airport.

Mr. Berardo explained the FAA will not allow them to shield more than 180 degrees of the lights.

Mr. Walker asked why they couldn't turn the shield.

Mr. Berardo stated he would have to check with the FAA.

Mr. Sylvain questioned a letter sent to the Board from Mr. and Mrs. Bress regarding an air easement by the State of NH from 1985 which stated any approach lighting would not have an impact on their property since the lights would not be strobe lights.

Mr. Berardo explained to both the Board and the abutters that any lights that are needed for safety would be allowed. He went on to say there have been two (2) Master Plans in effect since the one (1) mentioned in the letter.

Mr. Sylvain questioned the height of the poles the approach lights would be on.

Mr. Berardo explained they would be 18' to 22', stating they have to be a certain height to maintain visibility. He went on to say there will be five (5) poles and will be 300' apart.

Discussion ensued regarding strobe lights being an issue with traffic on Route 108 and neighboring homes.

Mr. Sylvain stated he is concerned with affecting traffic on Route 108.

Mr. Sullivan asked about the amount of activity at night.

Mr. Berardo stated it ranged from zero (0) to three (3) airplanes a night.

Mr. Sylvain asked if expanding the runway would allow for larger aircraft.

Mr. Berardo responded no, it will only allow the planes to have more passengers, luggage, and fuel.

Mr. Campbell stated the Planning Department is still in the process of reviewing the language for the easement.

Mr. Sylvain asked who would be responsible for removing the trees.

Mr. Campbell stated that would be one of the negotiations, but believes the airport will be responsible for removing the vegetation.

Mr. Sylvain expressed the issue he has is to make sure the abutter's aren't going to be bothered by the strobe lights.

Kenn Ortmann, Vice Chair of the Skyhaven Airport Advisory Board stated the airport and its neighbors have coexisted for a long time. He went on to say it's important that the airport be a good neighbor, however it is important to have the right lighting at an airport for safety.

Mr. Berardo stated they would get back to the Planning Department when they are ready to come back to the Planning Board.

Mr. Sylvain called a recess at 8:09pm

Mr. Sylvain called the meeting back to order at 8:17pm

IX. Annual Meeting

A. Election of Officers

Mr. Campbell stated there are three positions available; Chair, Vice Chair, and Secretary.

Mr. Sylvain opened the nominations.

Mr. Walker nominated Mr. Sylvain for Chair, seconded by Mr. Kozinski.

A motion was made by Mr. Walker and seconded by Mr. Jeanson to cease nominations. The motion carried unanimously.

The vote was taken unanimously in favor of Mr. Sylvain as Chair.

Mr. Walker nominated Mr. Peters for Vice Chair, seconded by Mr. Sylvain.

A motion was made by Mr. Walker and seconded by Mr. Jaffin to cease nominations. The motion carried unanimously.

The vote was taken unanimously in favor of Mr. Peters as Vice Chair.

Mr. Walker nominated Mr. Jeanson for Secretary, seconded by Mr. Kozinski.

A motion was made by Mr. Walker and seconded by Mr. Kozinski to cease nominations. The motion carried unanimously.

The vote was taken unanimously in favor of Mr. Jeanson as Secretary.

The officers are as follows:

Nel Sylvain, Chair

Derek Peters, Vice Chair

Gregory Jeanson, Secretary

B. Review of 2013

Mr. Campbell stated the biggest project the Board worked on was the Comprehensive Rezoning, stating he thought the Board did a great job.

Mr. Sylvain asked about the progress with the Village at Clark Brook.

Mr. Campbell stated the water lines were in and the last conversation he had with Bedford Design was the road was going to be put in and then construction on the apartments would begin.

Mr. Walker stated he believed it was a mistake approving the elderly housing on Glenwood Avenue because of the traffic.

Mr. Sylvain asked Mr. Campbell for an update regarding a possible grant to open the railroad access on Glenwood Avenue at the February 24th meeting.

C. Plans for 2014

Discussion ensued regarding the Master Plan and which chapter the Board should work on; adding a turn lane to Milton Road; a possible Unifil expansion; and the upcoming Granite Ridge project.

X. Other Business

Mr. Campbell provided the Board members with a draft copy of surety language to be included in the notice of decisions.

Mr. Sylvain asked the Board to review the language and they will discuss it at the next meeting.

XI. Adjournment

A motion was made by Mr. Jeanson and seconded by Mr. Walker to adjourn at 8:40 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary