

City of Rochester Planning Board
Monday June 3, 2013
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on June 17, 2013)

Members Present

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

Members Absent

Derek Peters, excused

Alternate Members Present

Robert Jaffin

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

Mr. Jaffin to vote for Mr. Peters

IV. Communications from the Chair

None

V. Chapter 42 Public Input

Doris Gates of Dry Hill Road came forward to speak about the PUD's in the City stating they had big plans when they came before the Planning Board and have never developed to what they proposed. Mrs. Gates stated she is against changing any Residential-1 zone in order to build apartments.

Attorney Malcolm McNeill representing VMD Properties came forward stating he and his clients have made it very clear what their intentions are.

Attorney McNeill went on to say the proposal is justified housing that is needed in the city.

No one else came forward to speak.

Mr. Sylvain closed public input

VI. Approval of minutes

A. May 20, 2013 – Workshop Meeting

A motion was made by Mr. Walker and seconded by Mr. Gray to approve the May 20, 2013 meeting minutes. The motion carried unanimously.

VII. Presentation by Karen Pollard

Karen Pollard, Deputy City Manager, and Director of Community Development addressed the Board in regards to housing for the future of Rochester; stating there have been changes in the demographics the Planning Board should be aware of.

Mrs. Pollard stated the current zoning ordinance was passed in the mid 1980's when single family homes were in demand.

Mrs. Pollard went on to say as of now generation Y rents versus owning and the median age in Strafford County is significantly older so there for the City needs to change its strategy for attracting the younger generation.

Mrs. Pollard stated in her research thru newspaper, the internet, and the NH Housing Authority of the current rental market she could only find seven (7) rental properties in Rochester, noting there hasn't been many rental developments constructed in the last fifteen (15) years. She stated the City needs diversity to attract new consumers.

Mr. Sylvain stated he understands people are for rezoning until it impacts their neighborhood. He went on to say the Planning Board needs to set a standard so any change made doesn't affect the neighborhoods quality of life.

Mrs. Pollard stated that is why the Planning Board is in place, in order to do the tough job.

Mrs. Pollard pointed out the current zoning ordinance does not have a definition for executive housing, only for multi family housing.

VIII. Recommendation for appointment to Strafford Regional Planning

Thomas Kaczynski, Jr. stated his interest in becoming a member of the Strafford Regional Planning Board. He stated he has attended most the Planning Board meetings over the last year, and if he's appointed he intends on attending and participating in all the meetings.

Mr. Kaczynski also stated he would look at the whole picture and not just what he has interest in.

Mr. Sylvain informed Mr. Kaczynski the Board still has two (2) other applicants they need to hear from but he should attend the June 17th meeting.

IX. Discussion to increase surety for Trinity Circle and Heritage Street

Gretchen Young, City Engineer stated Mr. Goldstein provided some responses to some of the issues Public Works had with the two (2) projects on May 31st but she hadn't heard anything further. Ms. Young stated currently the City has a Letter of Credit for Trinity Circle for \$150,000, she is recommending that amount be increased to \$167,000.

Mr. Sylvain asked Ms. Young if the City would be able to finish the work that needs to be done with the current amount it has available.

Ms. Young responded no. She went on to explain the issues the site has developed over the last five (5) years.

Mr. Sylvain asked if it was Mr. Goldstein's intention to have the City take over the project.

Ms. Young stated she didn't believe so; he just doesn't want the surety increased.

Mr. Walker questioned the last surety release and who authorized the release.

Mr. Sylvain asked Ms. Young how much she was recommending the surety be increased.

Ms. Young stated approximately a \$40,000 increase between the two (2) projects.

Mr. Sylvain recessed at 8:00pm

Mr. Sylvain called the meeting back to order at 8:08pm

X. New Applications

A. The Rubber Group

The applicant requested a postponement to the July 15th meeting.

B. Charter Foods North, LLC

Chris Tumula from MHF Design presented the subdivision and site plans to construct a 1,670 sq.ft., 28 seat Taco Bell Restaurant. He stated the restaurant will be going in an unused part of the Home Depot parking lot. Along with the building they are proposing a free standing sign.

Mr. Tumula stated they will be adding new catch basins and manholes.

Mr. Tumula requested a waiver from the Site Plan Regulations for front and side landscaping buffers.

Mr. Sylvain opened the public hearing.

William Elwell of North Main Street came forward to say he is in favor of the development as he believes it will have a positive impact.

Mr. Fontneau questioned if the over grown trees that are currently in place would be removed.

Mr. Tumula stated most of the trees would remain, however any trees that are within the subdivision would be replaced.

Mr. Walker asked if the proposed free standing sign complies with the current zoning ordinance.

Mr. Tumula responded yes, however they are applying for relief from the Zoning Board of Adjustment for the number of signs.

Mr. Sullivan questioned the special care needed for the grease traps; stating the grease can not be put into the sewer.

Mr. Tumula stated there will be a tank to hold the used grease.

Mr. Fontneau asked where they intended to store the snow.

Mr. Tumula stated they have four (4) areas that they will be able to put the snow and any snow that is overwhelming to the site will be trucked off site.

Mr. Healey questioned the architectural design of the building, stating he is not particularly fond of the flat roof.

Mr. Tumula stated the design is the new prototype from Taco Bell, but if the design needs to be discussed further they will.

A motion was made by Mr. Fontneau and seconded by Mr. Jeanson to accept the application as complete. The motion carried unanimously.

Mr. Sylvain asked Mr. Tumula to attend the Planning Board meeting on June 17th.

C. 17 Glenwood Avenue, LLC

Rick Lundborn of Norway Plains Associates presented the preliminary application for a subdivision and site plan to construct 24 unit elderly adult housing which will all be served by City utilities. Mr. Lundborn stated they are proposing to have 28 or 30 parking spaces to allow for more handicap and visitor parking.

Mr. Lundborn discussed the concern for increased traffic on the street and explained that with elderly housing the traffic is less and they are less likely to be traveling at peak times.

Mr. Sylvain opened the public hearing.

Mike Vachon of Wakefield Street came forward to say he liked the new plan and is happy the site would be cleaned up. Mr. Vachon asked about exterior lighting and fencing to discourage people from crossing thru the lot as it is very big problem.

Mr. Lundborn stated any lighting used will have to comply with the City ordinance, but they are looking at LED lighting for the parking lot and for the security lights on the back of the building, and there will be fencing installed for security.

Mr. Walker stated his concern for the increase in traffic and the street being difficult to get out of onto Wakefield Street.

Mr. Lundborn responded his colleague Don Rhodes is looking into that issue and will have some projections when they come back before the Board.

D. GMT Properties

Christopher Berry from Berry Surveying and Engineering presented the preliminary site plan application to construct an 8,000 sq. ft. Family Dollar.

Mr. Berry stated the property is flat in nature with some wetlands in the back which they are not proposing to fill, a retaining wall will be built to protect the wetland buffer, and the project itself is not directly adjacent to any residential homes.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Sullivan asked if the City Engineer had any comments regarding rain guard and stormwater runoff.

Mr. Berry stated no, however they will be getting the City Engineer further information.

Mr. Fontneau recommended they speak with O'Keefe Martin Partnership's Engineer in regards to the two (2) driveways to make sure they are the correct distance from each other.

XI. Other Business

A. Riley lot line revision extension

Mr. Sylvain explained to the Board the Riley's need to get some final paper work together and the precedent conditions were due to expire. He stated the client was asking for a months extension.

A motion was made by Mr. Walker and seconded by Mr. Fontneau to approve the request for an extension. The motion carried unanimously.

B. Stafford Square

Mr. Walker stated the City has put out Stafford Square to independent Engineers. He believes the board should take a look at the plans and perhaps reach out to Stafford Regional Planning to do a traffic study.

C. Release of Surety for Misty Lane

Mr. Sylvain announced the board needs further information so the case will be postponed to June 17th.

X. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Healey to adjourn at 9:17 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary