

City of Rochester Planning Board
Monday April 9, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on May 7, 2012)

Members Present

Nel Sylvain, *Chair*
Tim Fontneau, *Vice Chair*
Gloria Larochelle, *Secretary*
James Gray
Rick Healey
Stephen Martineau
Derek Peters
Mark Sullivan
Dave Walker, *Councilor*

Alternate Members Present

Robert Jaffin
Gregory Jeanson, arrived at 8:10 p.m.
Matthew Kozinski

Staff: Michael Behrendt, *Chief Planner*
Marcia J. Gasses, *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.

Seating of Alternates

None

Discussion and vote on determination as Project of Regional Impact for Snecma SAFRAN Group/Albany International Case # 242-6-12/A-12

Mr. Behrendt explained that although the board had discussed this previously a motion and a vote was needed. The vote as a project of regional impact will give abutting communities the status as abutter.

A motion was made by Mr. Gray and seconded by Mr. Walker to consider the SAFRAN/Albany project a project of regional impact do to its large scale. The motion carried unanimously.

Public input on proposed rewrite of City of Rochester Zoning Ordinance - Chapter 42

Warren Groen of 7 Alice Lane explained he owned a construction company and spoke about John Adam's writing. He encouraged the board to keep the ordinance as simple as possible. Mr. Groen asked that they not take the 10 Commandments and turn them into 613 rules.

Robert Gates had two suggestions for the board. He asked that the total square footage for a sign be changed from 16 square feet on each side to 4X4, 16 square feet total. Mr. Gates also suggested cutting the setbacks by 4-6 feet.

Gregory DeNobile of Chesley Hill Road Handed out a sheet which he wanted placed into the record.

146 Chesley Hill Road
Rochester, NH 03839
vgdenobile@gmail.com

April 9, 2012

To the Rochester, NH Planning Board:

I have numerous questions regarding the rezoning process and I have had very limited success in obtaining answers to these questions.

Would it be possible to have answers provided in the next thirty days?

Please see questions below.

Regards,
Gregg DeNobile

1. Who or what group originated and determined the need for Comprehensive Rezoning?
2. What are the weaknesses in the current zoning that precipitated the need to change the current zoning?
3. What is the goal of Comprehensive Rezoning?
4. Is there a Mission Statement or other type outline as to what is trying to be accomplished by the Comprehensive Rezoning process?
5. Who will determine what piece of land receives what zoning?
6. Will each property owner be notified of the zoning change?
7. What options will the landowner have if there is a disagreement with the proposed change?
8. What is the cost of this project to the Rochester Taxpayer?
9. What will the tangible benefits of the rezoning changes be to the Rochester taxpayer?
10. Could a list of other communities that have done this type of rezoning be provided?

Mr. DeNobile explained it is hard to give input when you do not know what the board is trying to accomplish. Mr. DeNobile discussed an article from June of 2005 where angry residents had spoken to rezoning. He expressed that there are those who did not believe enough was being done to inform citizens of changes.

Fred Leonard explained to the board he had sent an e-mail to Mr. Gray regarding the Agricultural Zone. Topics mentioned included Lodging Hotel versus Lodging Motel, Small Inn. Also, food stand was a special exception where it should be permitted. Night Club should be permitted. He saw the downtown as bars and restaurants run well.

Tom Kaczaski stated the board should go back to the Master Plan. The twelve year old plan should be started over. He expressed that the whole thing was about control.

Cliff Newton 168 Old Dover Road expressed that health, safety, and welfare was the purpose of zoning. He stated the Master Plan was outdated. Town Centers were a mistake based on spending money. The Master Plan should be updated. The more things that would be allowed the easier it would be.

Kristine Wentworth 203 South Main Street, 207 South Main Street and 7 Harding Street. Ms. Wentworth's property is located at the tail end of South Main Street and she felt it did not look like Neighborhood Commercial but rather an extension of the downtown. Having no map made it difficult at this point.

Mr. Sylain called for a 5 minute break at 7:15 p.m.

Mr. Sylvain called the meeting back to order at 7:38 p.m.

Downtown Commercial

Column 1

Gas Station not permitted.

Mr. Peters stated he would like to see gas station permitted.

Mr. Sylvain stated he would not like to see gas station permitted.

Mr. Healey questioned the aquifer.

Mr. Fontneau expressed he would not put as conditional. He did not want to encourage new gas stations downtown.

Mr. Behrendt explained that as a planner you do not want to see gas stations downtown. When trying to revitalize gas stations would be damaging. Gas stations belonged on the edges and outskirts.

Mr. Jaffin expressed that by Conditional Use the need is recognized.

Discussion ensued.

Mr. Peters expressed that they had sites that should be able to operate.

Ms. Larochelle expressed concerns about not permitting at all.

The consensus of the board was to allow by Conditional Use

Discussion ensued regarding allowing over 30,000 square foot buildings

The consensus was not to allow.

Vehicle service - Conditional

Column 2

Discussion ensued on definition of Motel.

Mr. Fontneau explained that Motel was defined by name; you drive to your room.

Mr. Jaffin stated that the definition of Motel needed to change. If the definition changed he could live with it.

Mr. Martineau asked for the definition of Recreation Outdoor to be read.

The consensus of the board was to not permit Recreation Outdoor.

Mr. Behrendt discussed the vision for the downtown. In his professional opinion drive thru's degraded the downtown.

Mr. Healey felt that if the downtown was extended drive - thru should be included.

Discussion ensued.

The consensus was to remove the comma in Restaurant Drive Thru and make permitted.

Mr. Sylvain stated that the board needed to add Florist and Pharmacy to Neighborhood Mixed Use, Downtown Commercial, and Highway Commercial.

A motion was made by Mr. Sylvain and seconded by Mr. Martineau to include the recommended additions made by Mr. Sylvain. The motion carried unanimously.

Column 3

Distribution Center added as a definition.

Mr. Peters brought to the discussion Monument Production and Sales.

The discussion was to remove sales and leave Monument Production as not permitted. In definition monument sales are permitted under retail.

Mr. Fontneau suggested inviting Main Street to see if any of what the board is doing fits.

A consensus was to cross out non-industrial in regards to Recycling Facility.

Discussion ensued on trade Shops

Under Utility Power Generation

Mr. Fontneau questioned Hydro.

The consensus was to add Utility Power as a Special Exception and under definitions add hydro power.

Column 4

Farm Crops

The consensus was to put Plant Nursery and Landscaping as Conditional.

Timber Harvesting remove.

Discussion on Roadside Farm Stand

Mr. Martineau stated that there was nothing offensive about growing vegetables.

Mr. Jaffin stated a definition was needed for Urban Agriculture and allows the excess to be sold.

The consensus was to have Roadside Farm Stands as Permitted.

Mr. Jaffin would work with Mr. Behrendt to have definitions in two weeks.

Neighborhood Mixed Use

Mr. Walker explained the Y's are P's.

Column 1

Mr. Peters expressed that Retail 5,000 to 30,000 should be permitted.

Mr. Walker expressed that we were talking about neighborhoods close to downtown.

Mr. Sylvain requested a question be put next to it.

Mr. Sullivan asked for a clarification that the board was only looking at Commercial Uses in Neighborhood Mixed Use.

Mr. Behrendt read the definition of Neighborhood Mixed Use.

A discussion on retail sales took place.

Mr. Peters expressed that Vehicle Sales used should be made Conditional.

Column 2

Mr. Walker explained that you have to look at the density of the neighborhood.

The consensus was to make Conditional and determine hours of operation.

Column 3

The consensus was to cross out sales and make Monument Production as Conditional.

The consensus was to make printing facility Conditional.

The consensus was to make Transportation Service Conditional.

Column 4

Do away with Timber Harvesting.

A discussion ensued regarding Fair.

The board discussed Commercial and Private Kennel. Commercial is 3 or more dogs. Kennel Private the board would take a look at.

The consensus was to change Veterinary Clinic to Conditional from Special Exception.

The consensus was to change Roadside Farm Stand from Conditional from Special Exception.

The consensus was to change Plant Nursery from Special Exception to Conditional.

On April 23rd the board would look at the Dimensional Tables and Residential 1.

Mr. Martineau requested he be able to review any changes made, as he would not be able to attend.

The board would also discuss dimensions in Commercial Zones.

Mr. Sylvain requested for the next meeting the Old Table be provided along with the proposed Dimensional Regulations.

Adjournment

A motion was made by Mr. Peters and seconded by Ms. Larochelle to adjourn at 9:40 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia j. Gasses
Planning Secretary