

City of Rochester Planning Board
Monday, May 1, 2023
City Hall Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on May 15, 2023)

Members Present

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Alan Dews
Keith Fitts
James Hayden
Matthew Richardson
Dave Walker
Michael McQuade

Members Absent

Peter Bruckner, *excused*
Don Hamann, *excused*

Alternate Members Present

Alexander de Geofroy
Rick Healey
Michael McQuade

Staff: Shanna B. Saunders, *Director of Planning & Development*
Ryan O'Connor, *Senior Planner*

(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.)

I. Call to Order

Chair, Mark Collopy called the meeting to order at 6:30 p.m.

II. Roll Call

Senior Planner, Ryan O'Connor conducted roll call.

III. Seating of Alternates

Mr. Collopy asked Councilor de Geofroy to vote in place of Councilor Hamann and Mr. McQuade to vote in place of Mr. Bruckner.

IV. Communications from the Chair

Mr. Collopy stated that there are no communications to be passed from the Chair.

V. Approval of Minutes for

A. April 17, 2023

A motion was made by Mr. Walker to approve April 17, 2023 meeting minutes and seconded by Mr. Fitts. The motion carried unanimously.

VI. Opening Discussion/Comments

A. Public Comment

There were no comments from the public to discuss.

B. Discussion of general planning issues

There were no general planning issues to discuss.

VII. New Applications

A. A & L Investments, 347 Old Dover Road (by Norway Plains Assoc./Randy Tetreault) 4-Lot subdivision.

Randy Tetreault of Norway Plains Associates presented the subdivision plan. He explained the plan had been before the Board as a conceptual plan in April. Mr. Tetreault explained it is a 19-acre parcel located on Old Dover Road which is a State Class V highway and is adjacent to the former landfill. He said they are proposing a four lot subdivision, two lots will be approximately five acres and two will be just under five acres. Mr. Tetreault explained NHDES approval is needed for the two lots that are under five acres, NHDOT approval is also needed for points of access. He said two lots will have their own driveway access, the other two lots will have a shared driveway.

Mr. Tetreault explained during the TRG process it was understood that the back portion of the lots would not be conducive to future development. He said they have submitted a waiver from the Subdivision Regulations 5.2 subsection 4.

Mr. Tetreault explained the wetlands on the property. He said they have received a letter from Gove Engineering stating the two small wetlands located at the front of the property are not vernal pools so there isn't a need to show a wetlands buffer around them.

Mr. Collopy opened the public hearing. No one from the public was present to speak; Mr. Collopy brought the discussion back to the Board.

Mr. O'Connor explained the waiver request to create lots which exceed an average depth of three times the average width. The proposal is five and a half times the width which staff supports.

Mr. O'Connor said staff recommends the application be accepted as complete and the waiver approved.

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

Mr. O'Connor staff recommends approval of the subdivision with the standard conditions as well as several minor plan note modifications including test pits be labeled, citation from Subdivision Regulations which states a reasonable effort should be made to preserve trees over 5" along the

roadway, the plans are tied to state plane coordinates, and a shared driveway easement be provided at time of certified plans.

Mr. Dews said there is a small subdivision south of this parcel that the state allowed one driveway for all the lots. He asked if that might be the same case with this subdivision. Mr. Tetreault explained if the lot has 500 feet or more of frontage NHDOT will give three points of access, if you have less frontage you only get two points of access.

Mr. Dews asked what the plan is to get city water service to the site. Mr. Tetreault said he has spoken with the Department of Public Works and they are confident there is a sleeve near the existing fire hydrant which they should be able to access for water.

A motion was made by Mr. Walker and seconded by Mr. Fitts to approve the waiver request. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. de Geofroy to approve the subdivision as presented with the conditions as stated by Staff. The motion carried unanimously.

VIII. Extension Applications

- A. GNM Solar 17, LLC, 60 Shaw Drive** (by Norway Plains Assoc.) Extension request to meet precedent conditions to an approved site plan to construct solar panels.
Case # 240 – 49 – A – 22

Ms. Saunders explained the applicant is seeking an extension in order to get their State permits. She said they are seeking an extension to November 7, 2023 which staff supports.

Mr. Hayden asked if the issue with the number of trackers has been resolved. Ms. Saunders said the applicant has gone back to the Zoning Board of Adjustment seeking approval for 60 trackers which was granted. She said staff is in discussions with the applicant whether or not they need to come back to the Board for a site plan amendment.

A motion was made by Mr. Walker and seconded by Mr. de Geofroy to approve the extension to November 7, 2023 as requested. The motion carried unanimously.

XI. Continuation Request

- A. 42 Front Street, LLC, 42 Front Street** (by Norway Plains Assoc./Ashley Rowe) 2-Lot subdivision.
Case # 102 – 41 – R2 – 23

Mr. O'Connor explained this application was not considered complete by the Board. He said the applicant had been asked to submit a formal waiver request, which they have done. They are to have a third-party review completed of the wetland delineation, which is being coordinated. After the delineation, the applicant will work to create a drainage plan for the property. Mr. O'Connor said staff supports the continuance request to date certain of July 10, 2023.

A motion was made by Mr. Walker and seconded by Mr. Dews to continue the application to the July 10, 2023 meeting as requested. The motion carried unanimously.

X. Other Business

A. Planning Update

B. Other

There was no other business to discuss.

XI. Adjournment

A motion was made by Mr. Walker and seconded by Mr. de Geofroy to adjourn the meeting at 6:49pm. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planner I

and

Shanna B. Saunders,
Director of Planning & Development