

City of Rochester Planning Board
Monday May 7, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were accepted on May 21, 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 7:38 p.m.
Matthew A. 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

Communications from the Chair

Mr. Sylvain updated the board on Anderson Lane. He along with the Planning staff and City Engineer were waiting for questions to be answered by the developer.

Approval of minutes:

- A. April 9, 2012 - Chapter 42 meeting
- B. April 10, 2012 - Anderson Lane site walk
- C. April 16, 2012 - Workshop
- D. April 23, 2012 - Chapter 42 meeting

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the April 9, April 10, April 16, and April 23, 2012 meeting minutes. The motion carried unanimously.

Consent Agenda:

- A. St. Michael's Church, 64 Pine Street.** (by Berry Surveying and Engineering) Extension for approved site plan for conversion of residence to a church and associated parking and improvements. Case # 121-139-R2-11 Extension date May 7, 2012
- B. James J. Nyberg Revocable Trust, 120 Washington Street** (by Norway Plains Associates). Extension for approved site plan to convert an existing single family house to an orthodontist's office. Case # 123-65-B1-11 Extension date November 10, 2012
- C. Monarch School of New England, 61 Eastern Avenue** (by Norway Plains Associates). Extension for approved site plan to convert an existing single family house to an orthodontist's office. Case # 123-65-B1-11 Postponement to May 21, 2012
- D. Thomas R. Abbott, 0 England Road.** Amendment to approved subdivision to remove condition relative to driveway location and permit applicant to work with the City Engineer to determine a suitable driveway location. Case # 263-11-A-12

Mr. Behrendt explained each of the items on the consent agenda.

Mr. Sylvain asked if anyone in the audience wished to speak to any item on the consent agenda.

A motion was made by Mr. Peters and seconded by Mr. Healey to approve the consent agenda. The motion carried.

Continued Applications

- A. Golick's Dairy bar, 17 Sawyer Avenue and South Main Street** (by Norway Plains Associates) Site plan application for change of use of house on Lot 125-86 to open a seasonal ice cream shop, with parking to be located on adjacent Lot 125-85 (Care Pharmacy). Case # 125-86 & 85-B2-12

Postponed at the applicants request to May 21, 2012

- B. Golick's Dairy Bar/Alan Golick and Lisa Thompson 4 Gonic Road.** Site plan application for a change of use for an ice cream shop in the former location of Rochester Stove Shop, and associated site improvements. Case # 132-45-B2-12

This application was withdrawn.

- C. City of Rochester, Airport Drive** (by Norway Plains Associates). Lot line adjustment to accommodate site plan for Snecma Safran Group/Albany International. A portion of the lot for the site development will become part of the City's right of way, which will provide access to the site. Case # 242-6-12/A-12

Richard Lundborn of Norway Plains Associates explained that the City was proposing the lot line revision to convey a corner of Lot 6 to the right of way.

Mr. Sylvain opened the public hearing.

No one spoke.

A motion was made by Mr. Gray and seconded by Mr. Walker to accept the application as complete and close the public hearing. The motion carried unanimously. The motion carried unanimously.

A motion was made by Mr. Gray and seconded by Mr. Peters to approve the application. The motion carried unanimously.

D. Snecma SAFRAN Group/Albany International, Airport Drive (by Norway Plains Associates). Site plan application to construct a 343,312 square foot manufacturing facility on a 49 acre tract, including 378 parking spaces and extensive site improvements. Case # 242-6-12/A-12

Richard Lundborn of Norway Plains Associates gave an overview of the project, explaining nothing had changed since they were last before the board. The applicant manufactures composites that go into engines for aircraft. There would be 123 parking spaces in front of the building and 235 spaces behind the building for the manufacturing staff. He pointed out the location of the compactors.

Mr. Sylvain opened the public hearing.

No one spoke.

Mr. Peters questioned the status of the AOT permit.

Mr. Lundborn explained that DES agreed to expedite the permit for the site but not for the road and bridge.

Mr. Peters questioned whether they had been in contact with SUR.

Mr. Fontneau stated he had seen SUR out placing signs.

Mr. Sylvain inquired on the quantity of ADA parking spaces.

Mr. Lundborn explained there would be 8 in front and 8 in back.

Mr. Sylvain paraphrased a letter submitted from the City of Dover requesting a corridor study be performed after completion of the project.

Mr. Sylvain stated he had not heard anything in Cynthia Copeland of Strafford Regional Planning Commissions comments regarding any concerns with the project.

Mr. Lunborn explained the corridor was designed for intensive use.

Mr. Martineau expressed that he was fine with what Mr. Sylvain had stated.

Mr. Healey saw no issue.

A motion was made by Mr. Walker and seconded by Ms. Larochelle to approve the application. The motion carried unanimously.

New Applications:

- A. Arthur R. Abbott Family Limited Partnership & Rochester Hill Trust, Richard S. Ciummi & Douglas E. Robie, Trustees, 82 Rochester Hill Road** (by Post Road Surveying and Norway Plains Associates). Lot line revision to convey 7,398.8 square feet from Lot 239-33 to Lot 239-34. Case # 239-33 & 34-R1-12

Emanuel Krasner representing the Abbott Family Limited Partnership explained that the proposed adjustment was the result of a boundary dispute. The dispute had been resolved and the proposal is part of the result.

Mr. Sylvain opened the public hearing.

No one spoke.

A motion was made by Mr. Gray and seconded by Mr. Healey to accept the application as complete and close the public hearing.

Mr. Martineau asked if the lot line's movement would allow for a change of use.

Mr. Behrendt stated no.

The application was continued to May 21, 2012.

- B. Rochester Housing Authority, Magic Avenue** (by Civilworks, Inc.) Preliminary (design review) site plan to reconfigure parking on Lot 19 (existing housing authority development) and construct a new parking area (12 spaces) on a vacant lot. No new dwelling units are involved. Case # 103-18-1 & 19-R2-12

Dana Lynch of Civilworks, Inc. explained that there are 12 units with 9 spaces which currently backed into Magic Avenue. They are proposing 12 spaces on a vacant lot across the street. The north and south boundaries would be heavily landscaped.

Mr. Fontneau asked for clarification.

Mr. Lynch explained that there would be large junipers, arborvitaes, and a rain garden.

Mr. Fontneau questioned whether a cross walk would be installed.

Mr. Lynch explained that DPW was not sure it was warranted.

Mr. Sylvain opened the public hearing.

No one spoke.

The public hearing was left open and the application continued to May 21, 2012.

- C. SUR Construction/Alan Crowell, 233 Chestnut Hill Road** (by Norway Plains Associates), Site plan application to create an additional 5.8 acre gravel area for storage of various construction related materials including concrete barriers, drain structures, water and sewer pipes, manhole structures, etc. 2.6 - acres of jurisdictional wetlands are proposed to be filled with both onsite and off site (on Brock Street) mitigation are proposed to compensate for the proposed impacts. Case # 209-24-A-12

Richard Lundborn of Norway Plains Associates gave an overview of the site, describing the proposed gravel wetland to be constructed where storm water treatment would occur.

Mr. Sylvain opened the public hearing.

No one spoke.

Mr. Healey questioned the filling of wetlands.

Mr. Lundborn explained that 2.6 acres of permanent impact plus some temporary would occur. There was proposed mitigation both on site and on Brock Street at the Rochester Housing Authority site.

Mr. Martineau asked if a condition could be placed that storage was limited to appropriate material.

Mr. Jeanson asked what level of maintenance was required for the gravel wetland.

Mr. Lundborn explained that maintenance would be pretty minimal for quite sometime.

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

The application was continued to June 4, 2012.

- D. Adamian Construction and Development Corporation, Farmington Road** (by Norway Plains Associates) two lot subdivision to create a 5.44 acre lot from the original 80 acre lot. Lot 208-1 is to be developed for a Tractor Supply Store. Case # 208-1-GRD-12

Richard Lundborn explained that this was a subdivision to allow for the construction of a Tractor Supply Store.

Mr. Sylvain opened the public hearing.

No one spoke.

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

The public hearing was left open and the application was continued to June 4, 2012.

- E. Tractor Supply Company, Farmington Road** (by Norway Plains Associates) Preliminary (design review) site plan to construct a 19,097 square foot retail store with 15,000 square feet of outdoor display area and associated parking. Case # 208-1-2-GRD-12

Richard Lundborn of Norway Plains Associates explained the site was adjacent to Old Four Rod Road. The first 200' would be brought up to City standards and access maintained to the Meader parcel.

There would be 15,000 square feet of outside display area and 65 parking spaces. Stormwater management would include subsurface and a detention basin for the road run off.

The applicant will be meeting with the Conservation Commission for a CU for grading in the buffer and with the local advisory board for the Cocheco River. A variance would be required to reduce the parking from 87 required to 65 spaces and for a fence height of 8'. DOT driveway permit and State AOT and septic permits would be required.

Mr. Sylvain opened the public hearing.

Steve Younger the development manager for tractor Supply stated he was there to answer any questions.

Mr. Fontneau asked about the grade.

Mr. Stevens explained that it went from 250' to 265'

Mr. Walker asked if there would be a curb cut on Route 11.

Mr. Lundborn explained using Four Rod Road would be easier that disturbing businesses later.

Mr. Sylvain stated that Brentwood has a new tractor Supply.

Mr. Younger explained it would be very similar.

The application was continued to June 4, 2012.

Other Business

Mr. Sylvain wanted to let the board know that the next meeting to discuss Chapter 42 the board would be finishing up the dimensional tables and start looking at the zoning map.

Mr. Jaffin would like the map to be aligned showing true north.

Mr. Sylvain explained that after the board finishes their review they would hold one public hearing and then have a meeting before sending it off to the Mayor and Council.

Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:26 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Planning Secretary