

**City of Rochester Planning Board**  
Monday August 20, 2012  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on September 10, 2012)*

Members Present

Nel Sylvain, *Chair*,  
James Gray  
Rick Healey  
Derek Peters  
Mark Sullivan  
Dave Walker, Councilor  
Stephen Martineau

Members Absent

Gloria Larochelle, *excused*  
Tim Fontneau, *excused*  
Robert Jaffin, *excused*

Alternate Members Present

Matthew Kozinski  
Gregory Jeanson

Staff: Kenn Ortmann, Director 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.)

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Mr. Sylvain called the meeting to order at 7:00 p.m. The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. Kozinski to sit for Mr. Fontneau  
Mr. Jeanson to sit for Ms. Larochelle

**IV. Communications from the Chair**

Mr. Sylvain presented former Planning Secretary Marcia Gasses with a Certificate of Appreciation

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## **V. Approval of minutes**

### **A. August 6, 2012 – Regular Meeting**

### **B. August 13, 2012 – Chapter 42 Mapping**

*A motion was made by Mr. Gray and seconded by Mr. Peters to approve August 6, 2012 and August 13, 2012 meeting minutes. The motion carried unanimously.*

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## **VI. Continued Applications**

### **A. Sakuntala, LLC / Newport Computers**

Mr. Lundborn (Norway Plains Assoc.) explains the proposal for a LLR to accommodate a 45,438 sq ft manufacturing facility to be constructed in two phases. Phase one will include 30,438 sq ft building as well as appurtenant parking and loading areas. Phase two will entail a 15,000 sq ft addition. States they will need to obtain a permit for Wetlands.

Mr. Peters questions the notice of decision from the Zoning Board. He states his concerns regarding the number of parking spaces. States he believes there won't be enough.

#### **Public Comment**

None

*A motion was made by Mr. Walker and seconded by Mr. Healey to approve with conditions of the Chief Planner. The motion carried unanimously.*

### **B. Monarch School of New England**

Mr. Lundborn (Norway Plains Assoc.) explains the site plan for a 1,200 sq ft building addition, a 28 space parking lot expansion and a new play area with an access foot bridge. He states they have already received the variance from the Zoning Board.

Mr. Sylvain informed the board that Mr. Martineau had to recuse himself from this project.

#### **Public Comment**

Deb Shigo from the Conservation Commission states she has a problem with pavement being used and the issues with jurisdictional wetlands.

There is no further public comment

Mr. Sullivan asks for clarification on jurisdictional wetlands

Mr. Lundborn explains the criteria needed to meet jurisdictional wetlands.

Mr. Jeanson questions the salt to be used for ice during the winter months and the issues with the wetlands.

Mr. Lundborn explains they will be using porous pavement.

Mr. Gray expresses his concern with the employees having to walk from the churches parking lot down Eastern Avenue. Stating how dangerous it is.

*A motion was made by Mr. Peters and seconded by Mr. Jeanson to close pubic hearing and approve with conditions of the Chief Planner.*

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## **VII. Other Business**

### **A. Channing Lane – Discussion regarding surety and work being done on subdivision**

Mr. Rizzo explained that the landscaping has been done. States he was hoping to be done in a couple of weeks.

Mr. Sylvain asks Mr. Rizzo if he has heard from Peter Nourse at Public Works.

Mr. Peters asks if he has anyone lined up to install the guardrails and to do the paving.

Mr. Rizzo states he does have someone lined up for the guardrails, but doesn't have anyone yet for the paving.

Mr. Rizzo explains there have been issues with getting his money form the bond.

Mr. Peters questions Mr. Ortmann regarding the surety the city is holding.

Mr. Ortmann states the city hasn't released any money since July.

Mr. Peters states his concern about money being released once a month.

Mr. Sylvain questions Mr. Rizzo if he's all set to get everything completed without getting more money from surety.

Mr. Sylvain suggests that Mr. Rizzo get a quote from Pike for paving so that he only has to draw from surety once.

Mr. Sylvain and Mr. Ortmann discuss drawing from surety.

Mr. Peters states he wants to make sure there's enough money in surety to cover everything that has to be done.

Mr. Sylvain states he doesn't want this project to be held up any longer, that's why he's asking for an estimate.

Mr. Walker expresses his thoughts stating surety is to make sure the project gets done, not to fund the project.

Mr. Sylvain reminds the board where the surety comes from. States Mr. Rizzo is trying to get everything done.

Discussion ensues regarding the surety process

## **Public Input**

Ms. Loretta Campbell questions the list she was given by Mr. Rizzo when she moved into the development and states she has been waiting for six years to have her driveway paved.

No other public input

*A motion was made by Mr. Peters and seconded by Mr. Walker to close the public hearing. Motion carries.*

*A motion was made by Mr. Walker and seconded by Mr. Peters to pull surety. Motion carries.*

Mr. Sylvain states the Planning Department will have to get a hold of the city Attorney Dan Wensley and Peter Nourse from Public Works

#### **B. Rochester Toyota – request for modification for an approved site plan**

Mr. Moretti explains to the board the landscaping has changed since the building was finished. He stated they have trap rocked all the sloped areas and down by the road for maintenance issues. He also stated Toyota rejected the original site plan.

Mr. Peters stated the biggest issue is that things were done that didn't get approved.

Mr. Martineau questioned Mr. Moretti why he came to the board now.

Mr. Moretti stated there's surety. States he spoke to Mr. Ortmann, who suggested he go before the Planning Board and see if the landscaping would be acceptable.

Mr. Peters stated the landscaping is fine, however the signs need to be put in, and all the other issues need to be resolved.

Mr. Sylvain told Mr. Moretti he doesn't want any vehicles down by the right of way.

*A motion was made by Mr. Peters and seconded by Mr. Healey to approve the modification, however to make sure the signs are complete, and no curb stops are needed. Motion carries*

#### **C. Domino's and Zinga Frozen Yogurt – modification request for an approved site plan**

Mr. Jenks requests two modifications to the site plan. First they are asking for a larger dumpster, so they would have to eliminate a tree. Second they would like to add five parking spaces for the delivery drivers in the back of the building.

Mr. Peters asked how high the retaining wall is by Ten Rod Rd.

Mr. Jenks stated it is currently 4 ft, but it will be 5 ft.

Mr. Peters questions if they are planning on putting some kind of fencing for the retaining wall.

Mr. Healey suggests changing the direction of traffic behind the building and making it one way to avoid accidents.

*A motion was made by Mr. Peters and seconded by Mr. Healey to approve, however it is subject to installing a fence on the retaining wall and making the flow of traffic behind the building one way. Motion carries unanimously.*

#### **D. Minor Site request for 88 Hancock Street**

Mr. Ortmann stated the Chief Planner Mr. Campbell wanted to know what review the board would like if any at all.

Mr. Ortmann explains to the board what the owner wants to do within the building.

The board all agreed to do a minor site plan.

#### **E. Update on the hiring process of Inspector**

Mr. Ortmann told the board that more applications have come in, but no one has been hired yet.

Mr. Sylvain stated he would like someone at the next Planning Board meeting from Public Works or the Inspector himself.

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#### **VIII. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:47 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary