

City of Rochester Planning Board
Monday September 10, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on September 17, 2012)

Members Present

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

Members Absent

Robert Jaffin, excused
Mark Sullivan, excused

Alternate Members Present

Matthew Kozinski
Gregory Jeanson

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

IV. Communications from the Chair

V. Approval of minutes

A. August 20, 2012 – Workshop Meeting

B. August 27, 2012 – Chapter 42 Mapping

A motion was made by Mr. Walker and seconded by Mr. Peters to approve August 20, 2012 and August 27, 2012 meeting minutes. The motion carried unanimously.

VI. Continued Applications / Extensions

A. Rochester Self Storage

Mr. Nickless explained the applicant is seeking an extension to meet precedent conditions for an approved site plan.

A motion was made by Mr. Walker and seconded by Mr. Peters to accept. The extension date would be April 12, 2013. Motion carries unanimously.

B. Care Pharmacy / Home Health Care Store

Mr. Nickless stated he originally proposed this project at the June 18th Planning Board meeting, however he and the applicant didn't feel they provided enough information.

Mr. Nickless stated the property has always been zoned as Business - 2 as well as the first part of Linden Street.

Mr. Nickless went on to say in order for the business to be successful there needs to be a drive – thru.

Mr. Nickless stated that there has always been access from the site onto Linden Street. However not all of the traffic will be able to exit onto Linden Street, it will only be an exit for the drive – thru customers.

Mr. Sylvain opens public input

Kathleen Dowst stated she has lived on Linden Street for 50 years, and stated there are errors on the map the applicant has provided. She stated 10 Linden Street is a single family home, not a two family home like the map states. She went on to question the zoning of 10 Linden Street as she stated it has always been a residence.

Mr. Nickless explained the zoning map to Ms. Dowst.

Ms. Dowst stated her concern regarding the street already being dangerous due to the traffic lights at Franklin Street and Columbus Avenue. She stated people use the site in questions as a cut through to avoid the traffic back up from the lights.

Ms. Dowst went on to state there are natural gas lines where the proposed guest driveway for 10 Linden Street would be.

Mr. Sylvain opened up questions from the board

Mr. Peters stated he doesn't like how close the proposed drive – thru would be to the house. He asked Mr. Nickless if there was anyway to move the drive – thru closer to the front of the building.

Mr. Nickless stated they can adjust the area of the drive – thru.

Mr. Walker stated he was at the last Planning Board meeting, and he didn't care for the plans. He went on to state he doesn't think it's a good place for a drive – thru as the road is narrow and it wouldn't be safe.

Mr. Nickless stated he wasn't convinced the new store would be putting more traffic onto Linden Street.

Mr. Fontneau stated he was also at the last Planning Board meeting and had the same concerns as everyone else. However if the drive – thru could be moved closer to the front of the building and not encroach on the house he may be more in favor of the project.

Mr. Jeanson suggested posting a sign for the drive-thru exit stating no left turn to deter people from going down Linden Street.

Mr. Gray suggested combining the two lots so they wouldn't be encroaching.

Mr. Peters expressed his concern regarding the headlight from cars exiting the drive-thru being aimed onto the house across the street.

Mr. Nickless stated they may be able to reconfigure the plans to make it better.

Mr. Sylvain questioned the current access to the site from Linden Street.

Mr. Nickless stated the current access onto Linden Street will be going away.

Discussion ensues regarding parking and the drive-thru

Mr. Fontneau questioned whether the building would be single use again.

Mr. Sylvain asked Mr. Nickless to get with the applicant to discuss removing one entrance and moving the drive-thru toward the front of the building. He also asked Mr. Nickless to get a traffic count of other pharmacy drive-thrus'. He would also like to know how much of the building will be used for Care Pharmacy and if there will be another tenant.

7:51pm Mr. Sylvain recessed

7:56pm Mr. Sylvain called the board back to order

VII. New Applications

A. NH Bureau of Turnpikes, c/o HNTB Corp. / Paul Danforth / Louis J. Brown

Mr. Nickless explained the proposed minor subdivision for a two lot subdivision; he stated the NHDOT- Bureau of Turnpikes plans to construct a maintenance garage.

Mr. Sylvain opens public input

None

David Smith from the NH Bureau of Turnpikes stated with the completion of the Rochester turnpike project there will be an additional 26 miles of highway to be maintained.

Mr. Walker asked if the nearest maintenance garage is in Dover.

Mr. Smith stated yes, on Indian Brook Drive.

Mr. Peters stated he liked the fact that there won't be any homes or neighborhoods being impacted from this project.

Mr. Nickless stated they will be going before the Zoning Board of Adjustments later in the week, as they will need to get a variance for this project.

A motion was made by Mr. Peters and seconded by Mr. Gray to close public hearing and accept as complete with the exception they receive a variance from the Zoning Board of Adjustments. Motion Carries unanimously.

B. Ferwerda Lot Line Revision

Mr. Nickless explains the proposed lot line revision to revise lot 81 from its present size of 34.39 acres to 3 acres. He stated they will not be creating a new lot.

Mr. Sylvain asked Mr. Nickless if lot 82 will be single family housing.

Mr. Nickless stated yes, it is zoned Residential-1.

Mr. Sylvain opened public input

Anne-Marie McKenna stated her concern due to an old issue with the applicant. She stated there was a court ruling regarding a smaller lot the applicant owns stating the lot will remain open space. Ms. McKenna is concerned if the proposed lot is increased, the smaller lot that is to be open space would become a buildable lot.

Mr. Nickless stated the lot in question will not be built on

Mr. Sylvain brought the discussion back to the board.

Mr. Peters asked if a good chunk of lot 82 was wetlands.

Mr. Nickless stated yes, about 80 – 90% was wetlands.

Mr. Fontneau expressed his concern regarding the court decision and if there may be an issue in the future.

Mr. Nickless stated “permanent open space” is what is recorded at the Registry of Deeds.

A motion was made by Mr. Peters and seconded by Mr. Healey to close public hearing. Motion carries unanimously.

A motion was made by Mr. Peters and seconded by Ms. Larochelle to approve with the condition the board received verification or the deed. Motion carries unanimously.

C. City of Rochester 48 Airport Drive Lot Line Revision

Mr. Nickless explains the purpose for the proposed lot line revision is to clearly define lot 242-1 which will be conveyed to Sakuntala LLC for the construction of a 45,000 sq ft industrial building.

Mr. Sylvain opened public input

None

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

D. State of NH / Park and Ride Site Plan

Ron Grandmaison explained the proposed project for the exit 13 Park and Ride. He stated it is currently a wooded lot. There will not a perminate building at this time, however in the future they may.

Mr. Sylvain opened public input

None

Mr. Peters asked it the project would be done in stages or all at once.

Mr. Grandmaison stated the project will all be done at once.

Mr. Peters asked if the parking lot will be fully lit at night.

Mr. Grandmaison stated yes, the parking lot will be full lit and there will be cameras in place as well.

Mr. Fontneau asked if they will be combining the lots.

Mr. Grandmaison stated it is their intension; however he would have to check.

Mr. Sylvain asked where the entrance will be.

Mr. Grandmaison stated one would be an in and out from Highfield Commons and the second would be a one way to Route 202.

Mr. Peters asked if there would be room for a building.

Mr. Grandmaison stated it would just be a small building without water or sewer. He stated it would be a place for people to get out of the elements.

A motion was made by Mr. Peters and seconded by Mr. Healey to close the pubic hearing. Motion carries

A motion was made by Mr. Fontneau and seconded by Mr. Peters to approve with the condition the applicant combine the two lots. Motion carries unanimously.

VII. Other Business

A. Issue regarding Surety

Mr. Sylvain informed the board that James Campbell will be the temporary liaison for Public Works until a new Engineer is hired.

Mr. Campbell stated he had a meeting set up with Lisa from Public Works for later in the week.

Mr. Sylvain urged the board to check the surety spreadsheets when they receive them in there meeting packets to ensure the information being updated.

Discussion ensues regarding the surety process.

Mr. Peters expressed his concerns that Mr. Campbell is taking on a big project on top of his regular work.

Mr. Campbell stated he is willing to give it some time working with Public Works.

Mr. Peters suggested being very specific on how many draws for surety a project is able to make.

Mr. Sylvain stated the board would like an update on how things are going between Mr. Campbell and Public Works on the October 1st meeting.

Mr. Fontneau asked if the inspections were being billed on a monthly basis.

Mr. Sylvain explained the process.

B. Channing Lane and Anderson Lane

Mr. Sylvain informed the board that he has to appear before the finance committee this week to give an explanation for pulling the surety. He stated the City Attorney can not be the representative on this case due to a conflict of interest.

VIII. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 9:11 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary