

City of Rochester Planning Board
Monday September 17, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on October 1, 2012)

Members Present

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

Members Absent

Gloria Larochelle, excused
Mark Sullivan
Tim Fontneau, Vice Chair

Alternate Members Present

Robert Jaffin
Matthew Kozinski
Gregory Jeanson

Staff: James Campbell, Chief Planner
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.

Seating of Alternates

Mr. Jaffin to sit for Mr. Fontneau
Mr. Jeanson to sit for Mr. Larochelle

Communications from the Chair

Mr. Sylvain reminded the Planning Board about the upcoming Law Lecture Series and encouraged them to sign up for it.

Opening Discussion/Comment

A. Public Comment

Mr. Greg DeNobile of Rochester stated he would like a general status regarding the rezoning of the city. He stated he would just like an idea of where the board is at.

Mr. Sylvain informed Mr. DeNobile that the Planning Board should be finishing up with the map at its next meeting on the 24th, and at the following Chapter 42 meeting in October the board should be ready to hear public input.

Mr. Sylvain closed public input

B. Discussion of general planning issues

None

Approval of minutes

A. September 10, 2012 – Regular Meeting

A motion was made by Mr. Peters and seconded by Mr. Walker to approve the September 10, 2012 minutes. Motion carries unanimously.

VII. Discussion on definitions for Chapter 42 Amendments

Mr. Sylvain informed the board that Mr. Jaffin will be going through the definitions one page at a time.

Mr. Sylvain asked the board in the term “Zoning Administrator” could be changed to “Code Enforcement”.

The board agrees to change the terminology.

Mr. Jaffin started off on page five, and asked the board if anyone had any issues with the first three items.

Mr. Peters asked if water tower would be included with alternate tower structure.

Mr. Jaffin explained there had been a conflict regarding the difference between antenna and tower.

Discussion ensues regarding the difference between antenna and tower.

Mr. Peters stated he has an issue on page five with “Avenue”, he stated Residential-1 and Residential-2 was not part of the original agreement.

Mr. Martineau questioned whether or not the city would be building any new Avenues with distinctive streetscapes.

Mr. Sylvain proposed taking out “Avenue”.

The board is in agreement.

Mr. Jaffin still on page five shared his thought about adding salt water to “Aquaculture”.

Mr. Martineau proposed deleting freshwater from the definition.

The board agrees

Mr. Jaffin questioned why "Arcade" is listed.

Mr. Healy explained that it's not the same definition as what everyone thinks arcade means.

Mr. Peters questioned why on page six the definition for "Boathouse" was crossed out.

Mr. Martineau explained the board had determined that boat be listed under "vehicle".

Mr. Jaffin stated on page ten that changes had been made by the former Planner to the definition of "Day Care Center".

Mr. Martineau asked if "Tavern" on page fourteen is considered a lounge or restaurant.

Discussion ensues regarding the definition of tavern.

Mr. Jaffin stated he didn't have a problem listing tavern under the definition of "Lounge".

Mr. Walker questioned the definition of "Kennel (private)" on page nineteen and asked the board if everyone is still in agreement.

The board agrees

Mr. Peters questioned the amount of square footage of a "Second Hand Shop".

Discussion ensues

Mr. Jaffin stated he didn't think the definition for "Tank Farm" is correct on page thirty-one.

Discussion ensues

Mr. Sylvain suggested leaving "Fuel Storage" as it is and change "Tank Farm" to "Tank Storage Facility".

VIII. Other Business

A. Family Dentistry

Mr. Campbell explained an email he had received from Norway Plains Associates regarding a minor change to the approved addition.

Mr. Sylvain stated he didn't see a need for them to come back before the Planning Board.

B. City Inspections Update

Mr. Sylvain stated he confirmed with the City Manager that Inspections are billed once a month.

Mr. Sylvain stated the board never gave a timeframe in order to get the issues with Surety and Inspections corrected.

Mr. Campbell stated he is working with Lisa from Public Works to make sure things are being billed. He also stated he thinks within the next month things should be back on track.

Mr. Peters stated his concern regarding the times being put on the Inspection sheets.

Adjournment

A motion was made by Mr. Gray and seconded by Mr. Martineau to adjourn at 8:51pm. Motion carries unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary