

City of Rochester Planning Board
Monday October 15, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on November 5, 2012)

Members Present

James Gray
Rick Healey
Matthew Kozinski
Stephen Martineau
Derek Peters
Mark Sullivan
Dave Walker
Tim Fontneau, Vice Chair
Nel Sylvain, Chair

Members Absent

Robert Jaffin

Alternate Members Present

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

None

IV. Communications from the Chair

A.

Mr. Sylvain congratulated Mr. Kozinski on becoming a regular voting board member.

B.

Mr. Sylvain presented Ms. Larochelle with a certificate of appreciation for her years as a Planning Board member.

C. Nomination for a new Secretary

Mr. Walker nominated Mr. Peters to serve as Secretary, the nomination was seconded by Mr. Gray. The nomination carried unanimously.

Mr. Sylvain announced that Mr. Peters is the Planning Board Secretary.

V. Opening Discussion/Comment

A. Public Comment

None

B. Discussion of general planning issues

None

VI. Approval of minutes

A. October 1, 2012 – Regular Meeting

A motion was made by Mr. Walker and seconded by Mr. Gray to approve the October 1, 2012 minutes. Motion carries unanimously.

VII. Discussion on definitions for Chapter 42 Amendments

Mr. Walker stated the board had previously discussed increasing the square footage of buildings in the Neighborhood / Commercial zone.

A motion was made by Mr. Walker and seconded by Mr. Peters to increase the square footage from 2000 sq.ft. to 4000 sq.ft.

Mr. Sylvain opened the motion for discussion.

Mr. Fontneau expressed his concern stating Neighborhood / Commercial is suppose to be for Doctor, Dental, Law office, etc. He stated his concern is that a large company will move in.

Discussion ensues.

Mr. Martineau asked if there is something in the definitions regarding keeping the integrity of the neighborhood.

Mr. Campbell read from the zoning ordinance.

Mr. Sylvain stated it would be better to keep the square footage as it and have an applicant come before the board and the board could then waive the 2000 square feet.

Mr. Walker withdrew his motion.

Mr. Fontneau questioned the setbacks. He stated he thought they should be more uniform. He stated right now a 6,00 square foot lot has the same setbacks as a 40,000 square foot lot.

Mr. Peters stated they have to stay consistent

Mr. Walker stated shortening the side setbacks makes sense so people can put garages and sheds next to their home and not in their backyard where there may be a septic system.

Discussion ensues

Mr. Walker stated what we are trying to do is be the least restrictive with peoples land.

Mr. Sylvain proposed changing the side setbacks to 10 feet, and the front and rear setbacks to 20 feet.

A motion was made by Mr. Healey and seconded by Mr. Walker to change Agricultural setbacks to 10 feet for the sides and 20 feet for the front and rear. A vote was taken 5 in favor, 4 opposed. Motion carries.

Mr. Walker questioned how to control multi family homes in an Agricultural zone.

Mr. Sylvain stated that he's starting to have an issue with single family homes that are now multi family homes, because the tenants are parking on lawns and out in the roads.

Mr. Peters stated people need to get a driveway permit from the Department of Public Works.

Mr. Fontneau asked if there are regulations and parking requirements.

Discussion ensues

Mr. Sylvain stated when the board reviews the map at the next meeting they will further discuss a few of these topics and make any necessary changes.

VIII. Other Business

A. Discussion on Surety

Mr. Sylvain asked Mr. Peters to set up a retreat in November and to include Public Works so they can get the issues worked out.

Mr. Campbell let the board know there is also billing from Tom French that isn't on the surety report.

Mr. Peters and Mr. Sylvain both stated that everyone needs clarification on the inspection process.

Mr. Campbell explained to the board the surety sub-committee came up with a pre-construction attendance / checklist for each department to address any issues.

Mr. Sylvain asked why the city can't have some of the workers from Public Works certified to do inspections.

Mr. Peters explained the board can't make that decision, they can only suggest it.

B. 2013 Planning Board schedule

A motion was made by Mr. Martineau and seconded by Mr. Walker to approve the 2013 Planning Board Schedule. The motion carries unanimously.

Adjournment

A motion was made by Mr. Gray and seconded by Mr. Walker to adjourn at 8:38pm. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary