

City of Rochester Planning Board
Monday December 3, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on December 17, 2012)

Members Present

Nel Sylvain, *Chair*
Tim Fontneau, Vice Chair
James Gray
Rick Healey
Matthew Kozinski
Stephen Martineau
Dave Walker

Members Absent

Derek Peters, Secretary, excused
Mark Sullivan, excused

Alternate Members Present

Robert Jaffin
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

Mr. Jeanson to vote for Mr. Peters

IV. Communications from the Chair

None

V. Approval of minutes

A. November 19, 2012 – Workshop Meeting

B. November 26, 2012 – Chapter 42 Mapping

A motion was made by Mr. Jaffin and seconded by Mr. Gray to approve November 19, 2012 and November 26, 2012 meeting minutes. The motion carried unanimously.

VI. Extension / Continued Applications

A. Adamian Construction and Development Corporation

Mr. Nickless requested an extension to meet the precedent conditions. He stated they had been working with NHDOT and there were some issues which also held up the site work.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the extension. Motion carried unanimously.

B. Tractor Supply Company

Mr. Nickless requested an extension for this project due to the same issues as Adamian Construction and Development Corporation.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the extension. Motion carried unanimously.

C. Fairway Auto Sales

Mr. Nickless explained this project originally went before the board in June. He stated the City Council has acknowledged the road as abandoned. There had been some issues with the land, both owners have agreed to clean up the debris.

Mr. Nickless stated the applicant is looking for a phase 1 approval at this time. He stated they will be using the existing building as the office for the time being.

Mr. Sylvain opened public hearing.

No one came forward.

Mr. Campbell stated in June there was a letter from the previous Planner stating questions and concerns. He stated the Conservation Commission and the Planning Department had several issues.

Mr. Gray questioned the need for the applicant to come to the Planning Board at this time.

Mr. Sylvain and Mr. Campbell explained the existing building is a single family home and the applicant will be changing the use.

Mr. Fontneau stated the lot and building are in rough shape right now and needs to be cleaned up.

Mr. Walker asked how many parking spaces they will have
Mr. Nickless stated they will have between 12 and 17

Mr. Walker then asked how close to the front buffer the cars will be parked.

Mr. Nickless stated 15 feet

Mr. Walker expressed his concern regarding encroachment in to the buffer zone, due to issues they have had with other used auto businesses.

Mr. Martineau asked if the board could put a time limit on phase 1.

Mr. Sylvain stated yes, the board can give a deadline. The applicant can sell the vehicles up to the specified date.

Mr. Healey stated he would recommend not allowing more than 10 cars on the lot.

Mr. Kozinski stated back in June one of the abutters had come forward with an issue of the buffer and not wanting to see the cars.

Mr. Kozinski expressed his concern of the applicant not having a landscape buffer all winter.

Mr. Fontneau stated the City has had multiple problems in the past with used car lot.

Mr. Sylvain proposed to cut the number of cars and give the applicant a strict date to stop phase 1 and phase 2 must start. He stated if the cars are not taken off the lot by the specified date the city can them moved.

Mr. Walker asked about signage.

Mr. Nickless responded the applicant will probably want a sign there.

Mr. Sylvain stated there will not be an approval tonight. He informed Mr. Nickless of what the board is looking for when you come back.

VIII. New Applications

A. The Village at Clark Brook

Mr. Baskerville of Bedford Design explained the amendment they had got last winter to the PUD. He stated everything is the same except the project was approved for 50 lots and they have 47 on the plans. He explains they have added additional parking spots, which will also be extra space for snow storage. He stated there will be 4 community septic systems, and 42 of the 47 house lots will have there own their own.

Mr. Baskerville stated they had an on site meeting with the Conservation Commission, and they have submitted for all the permits and are now starting to get comment back.

Mr. Sylvain opened public hearing

Mr. Robert Jordan came forward to asked if there will be public water or wells.

Mr. Sylvain stated it will be city water.

Mr. Gene Martineau questioned the septic systems that will be put in. He wanted to know if there have been any drainage studies done.

Mr. Sylvain stated that is why Mr. Baskerville will be meeting with the Department of Public Works.

Mr. Sylvain stated the public hearing is still open, however no one else came forward.

Mr. Walker asked if the new roads will be city roads.

Mr. Baskerville stated up to the cul-de-sac will be city, after that the road will be private and the association will be responsible.

Mr. Fontneau asked if the end of this phase will the PUD be complete.

Mr. Baskerville stated yes, this is it.

Mr. Fontneau questioned the access to Blackwater Road.

Mr. Baskerville stated it is for future emergency access, there are no plans to develop anything other than a road.

Mr. Campbell stated he met with Ms. Young from Public Works; she had given a list of some issues that need to be worked out with this project.

Mr. Sylvain suggested Mr. Baskerville set up a meeting with Mr. Campbell and Ms. Young to iron out some of the issues before coming back to the board.

Katie Weiss from Bedford Design came forward to explain the lighting that will be used throughout the development.

Mr. Sylvain asked Mr. Baskerville to bring in designs of single family homes and the duplexes when he returns to the board on January 28th.

Mr. Sylvain recessed at 8:05p

Mr. Sylvain called the meeting back to order at 8:11p

B. Brian and Mary Ellen Riley

Ronald Riley stated he was the applicants' father and the lot line revision would be to rectify a previous lot live adjustment. He stated lot 26-1 will be turned over to him, and there is a house being built on it.

Mr. Sylvain opened public hearing

No one came forward

A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve. The motion carried unanimously.

C. Steven & Suzanne Pina and Steven & Joan Noel

Jason Pohopek of Pohopek Land Surveying explained the plan for a lot line revision to eliminate lot 241-26 to add 40 feet to lot 240-26 and 80 feet to be added to lot 241-25.

Mr. Sylvain opened public hearing

No one came forward

A motion was made by Mr. Walker and seconded by Mr. Healey to approve. The motion carried unanimously.

IX. Discussion of CIP

Mr. Sylvain asked the board if they had any changes to make

Mr. Gray stated he will have a few things to discuss when the city gets in front of the board.

Mr. Sylvain stated Ms. Young will be attending the Retreat, so the board will be able to discuss issues then.

Mr. Kozinski pointed out on page 80 of the CIP book there is \$100,000 for a new DPW study, then on page 46 there is another study to reconstruct the existing building.

Mr. Walker explained the City Councils' reasoning.

Mr. Healey stated there was a mention of restrooms at the Commons. He questioned the difference in the cost from this year to a few years ago.

Mr. Walker explained the proposed restroom a few years ago also had a concession stand, and this one does not.

Mr. Sylvain reminded the board that any new city street project have to be run by the Planning Board first.

Mr. Martineau questioned the Chamberlain Street and Franklin Street reconstruction project that was mentioned on page 75.

Mr. Walker stated that project will be held off for a few years as it is a big project and it will be expensive.

Mr. Sylvain questioned Mr. Walker if that project would affect South Main Street.

Mr. Walker responded no it will not.

X. Other Business

Mr. Campbell explained the Planning Department received a letter regarding the Salmon Falls Road improvements. He asked if the project should go before the Planning Board.

Mr. Sylvain informed Mr. Campbell yes, they would need to come in.

IX. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Jeanson to adjourn at 8:36 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary