

City of Rochester Planning Board
Monday January 23, 2012 at 7 p.m. Workshop Meeting
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 6, 2012)

Members Present

Nel Sylvain, *Chair*
Tim Fontneau, *Vice Chair*
Gloria Larochelle, *Secretary*
Rick Healey
Stephen Martineau
Derek Peters
Mark Sullivan
Dave Walker, Councilor

Alternate Members Present

James Gray
Gregory Jeanson
Matthew A. Kozinski

Staff: Michael Behrendt, Chief Planner
Kenn Ortmann, Planning Director
Marcia J. Gasses, 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.

Mr. Gray to vote for the vacant seat.

Communications from the Chair

Mr. Sylvain welcomed Matt Kozinski and Gregory Jeanson to the board.

Mr. Sylvain presented David Meader with a certificate of recognition and thanked him for his many years of service to the community as a member of the Planning Board.

Mr. Peters resigned as Secretary of the Planning Board.

A motion was made by Mr. Peters and seconded by Mr. Healey to elect Ms. Larochelle as Secretary of the Planning Board. The motion carried unanimously.

Public Comment

Chuck Grassie explained he was in support of Comprehensive Rezoning. There had been a lot of disinformation out there and believed that discussion by the board of the City Council review of the Comprehensive Rezoning is premature. Mr. Grassie expressed that the document was a reasonably good one. His suggestion was to take a look at the Land Use Chapter of the Master Plan and Transportation Chapter and determine if most things were still relevant. The board should then determine what they want to accomplish. What works they would want to keep and what does not they would want to change. Mr. Grassie offered to work with staff.

Cliff Newton stated that there had not been a tremendous amount of citizen input. The Council had voted it down 12-0. He suggested the board may want to take the suggestion of Mr. Grassie and look at the Master Plan. He had over 300 people sign a petition. Many of the citizens did not understand what was going on.

David Choate explained he was assisting Christine Wentworth in positioning her property for sale. They are concerned that her property would be limited by the 2,000 square foot maximum. Office Commercial 1 did not make sense. They believed it should be raised to 5,000 square feet. They also believed that the zone should be able to extend beyond the lot with frontage on Rochester Hill Road and wanted lots looked at in context.

Gregg Denobile of Chesley Hill Road questioned who or what group initiated these changes. He stated that change for the sake of change was not necessary. He believed there was a lack of information and asked if the board was working on a new plan. He asked who determined what piece of land receives what zone and stated that citizens need information.

Bob Jaffin stated that they were at the end of an eleven year process that has failed. There were 7 communities abutting Rochester, with 4.5 percent growth occurring in Rochester. It was recommended that the Master Plan be reviewed every 5 to 10 years. The board should review the Master Plan and review the Transportation Plan. He stated he was disturbed that the board would move forward with the zoning and then review the Master Plan. Mr. Jaffin had moved to Rochester in 2006. The master plans should have been reviewed.

Steve Bowden had concerns with the Residential 3 zone. He expressed that under 674:21 that the open space should be 40 percent. His concern was that 60 to 80 percent of developable areas would not be open to development. The move promotes conservation subdivisions. Do to the closeness of adjoining buildings the code would call for exterior firewalls. He did not feel this would be a good idea.

Christine Wentworth stated she owns property which is currently zoned Residential 1 that was proposed to be changed to Neighborhood Commercial. The issue for her was 207 South Main Street. The Downtown Commercial Zone is cut off at Care Pharmacy and she believed that equated to cutting the tail off the dog.

Dave Stewert of Shaw Drive stated he owned agricultural land and his concern was that it be kept that way.

Fred Leonard agreed with Mr. Grassie that it did not make sense going forward with a ten year old plan. He agreed with Councilor Varney that they should leave the Agriculture and Residential Zones alone. He stated that there was a fundamental problem with leadership and communication. It should be done properly and advised the board to tread cautiously and do the right thing.

Mr. Sylvain closed the public hearing.

Discussion of general planning issues

None

Approval of the minutes for January 9, 2012

A motion was made by Mr. Peters and seconded by Mr. Healey to approve the January 9, 2012 meeting minutes. The motion carried unanimously.

Old Projects - Extension and Amendment:

- A. Patricia T. Rocheleau, 11 Magic Avenue,** (by Norway Plains Associates) Extension to meet precedent conditions for approved 2 lot subdivision. Case # 103-18-R2-11

Mr. Behrendt stated that the fee had been paid.

Mr. Fontneau asked the reason for the extension.

Mr. Behrendt stated there were other issues, including the removal of structures.

A motion was made by Mr. Fontneau and seconded by Mr. Peters to approve the extension to July 11, 2012. The motion carried.

- B. Public Service Company of NH, 103 Walnut Street** (by T. F. Moran, Inc.). Amendment to approved site plan for expansion of existing substation plus conditional use. The approved Phase I expansion is going forward but the approved Phase II will not,. Changes in drainage and grading and other minor elements are being made to the site plan to accommodate the change. Case # 122-93-I2-09

Nick Golon - of T. F. Moran, Inc. explained the Eastport transmission substation expansion will go forward. The approved Phase II expansion will not go forward because it is not needed and revisions to the site plan need to be made. Wetlands no longer need to be filled. They are hoping to move forward this summer with a November 2013 completion date.

Mr. Sylvain opened the public hearing.

A motion was made by Mr. Peters and seconded by Mr. Walker to close the public hearing. The motion carried unanimously.

Mr. Walker asked if the applicant had received ZBA approval.

The applicant had.

A motion was made by Mr. Peters and seconded by Ms. Larochelle to approve the application as recommended by staff. The motion carried unanimously.

Continued Applications:

- A. Granite State Business Park, City of Rochester, 41 Airport Drive.** Continued application for Lot Line Revision and Road layout for expansion of the Granite State Business Park. Case # 242-3&4, 5&6 - I2-11

Karen Pollard, Economic Development Manager explained that the project had not changed since it was presented to the board in December.

Mr. Sylvain opened the public hearing.

David Stewert questioned the environmental impact of the project.

Karen Pollard stated that they are working with the State.

A motion was made by Mr. Peters and seconded by Mr. Walker to close the public hearing. The motion carried unanimously.

Mr. Fontneau questioned the direction of the wetland flow.

Ms. Esterberg stated "south".

Mr. Fontneau asked for the zoning.

Ms. Pollard stated Industrial 2 and some areas beyond the transmission lines were in Agricultural.

Mr. Fontneau asked what the proposed zoning would be under comprehensive rezoning.

Ms. Pollard stated the request is for both to be heavy industrial.

Mr. Peters asked where the access road would be until the bridge is constructed.

Ms. Pollard explained there would be access off Haven Hill Road and Airport Drive.

Mr. Gray questioned the access on Haven Hill Road.

Ms. Esterberg clarified that the access was for construction only and that grades for the train would not be affected by this project. The parcel that Safran was to be located on had deeded access to Haven Hill road that would no longer be needed.

Mr. Fontneau asked if access would be needed to haul fill.

Ms. Esterberg stated some.

Ms. Pollard explained that they currently did not have all the information from the site development at this time.

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the application. The motion carried unanimously.

- B. The Frisbie Foundation, 245 Rochester Hill Road.** Continued application for Site Plan to construct an 8,046 medical office building at the existing Rochester Hill Family Practice site. The proposed medical office building will become the new location for Rochester Pediatrics. Case # 243-38-1-A-11

Art Nickless of Norway Plains Associates explained that the access road location had been worked out.

Mr. Behrendt explained that the application had been accepted on January 9, 2012. He recommended that precedent condition #1 be reworded to say: "Street addressing for the existing and proposed buildings shall be changed to conform with City requirements and shall be approved by the City Assessor/MIS Director."

Mr. Peters inquired on the status of the abandoned septic system on the site.

Mr. Nickless stated the site is now tied to the sewer system.

Mr. Jeanson questioned snow storage on the site and if there would be a concern for snow melt.

Mr. Nickless stated they do stock pile the snow and did not know of a concern for the snow melt.

Mr. Peters stated that snow is not hauled from this site.

Mr. Sylvain reopened the public hearing by request.

Don Ash an abutter to the project stated his only concern was in regard to the Society for the Protection of NH Forests abandoning the right of way and were they abandoning the right of way through his parcel also.

Mr. Behrendt stated that the right of way over the subject property had been abandoned.

Mr. Nickless stated that the encumbrance over the original location on the Frisbie property had been released. The encumbrance over Mr. Ash's property would need to be released by the Society for the Protection of NH Forests.

Mr. Shields explained that Mr. Ash had been part of the discussions.

Mr. Sylvain advised Mr. Ash to stay in contact with the applicant.

A motion was made by Mr. Peters and seconded by Mr. Walker to approve the application. The motion carried unanimously.

- C. Jarvis Cutting Tools, Inc., 100 Jarvis Avenue** (by Norway Plains Associates). Site plan for expansion of an existing 30,000 square foot manufacturing building by the addition of a 100'X100', 10,000 square foot addition. Case # 215-59-I2-11

Mr. Nickless of Norway Plains Associates explained that the original site plan had called for fill where the loading dock would have been located. The current site plan located the loading dock to the rear of the building.

Mr. Sylvain opened the public hearing.

A motion was made by Mr. Peters and seconded by Mr. Healey to close the public hearing. The motion carried unanimously.

Mr. Behrendt recommended approval of the application as stated.

Mr. Peters asked if the original wetlands were manmade.

Mr. Nickless described previous site work which had occurred.

A motion was made by Mr. Walker and seconded by Ms. Larochelle to approve the application. The motion carried unanimously.

Comprehensive Rezoning (presented by Kenn Ortmann, Planning Director)

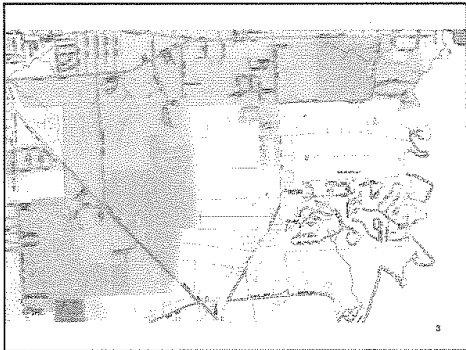
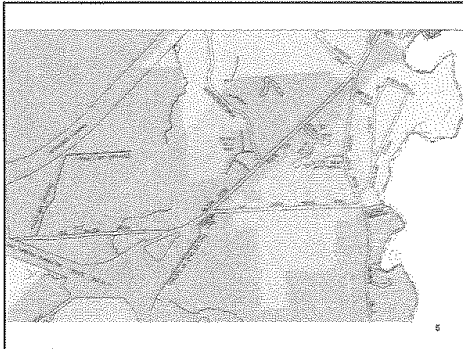
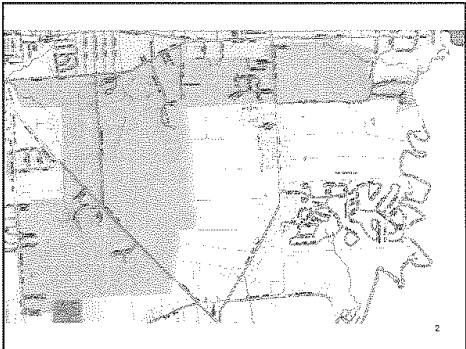
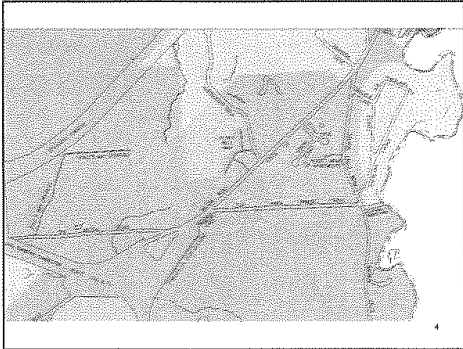
Mr. Ortmann showed all of the items proposed and discussed by the City Council on a powerpoint. The powerpoint is attached.

Notations include:

1. The Planning Board attempted to not split lots. It came to their attention that a lot merger had occurred during the course of review and there was a desire to rectify the lines.
2. It was suggested the Thompson Center Arms Site be included in the Granite Ridge Area.
3. Airport Drive to extend the Heavy Industrial
4. Bacon Felt currently in a split zone it was recommended there be uniform zoning
5. A recommendation was made to move down and include one lot next to Burger King in Highway Commercial 1.
6. Under definitions it was recommended that "frontage" reference contiguous.
7. Through architectural standards there is an attempt to balance some nonresidential next to residential
8. There was discussion at the council that it might make sense to change the name Rural Residential back to Agricultural.
9. Home occupations would break out professional offices.
10. Wetlands will not be counted toward density.

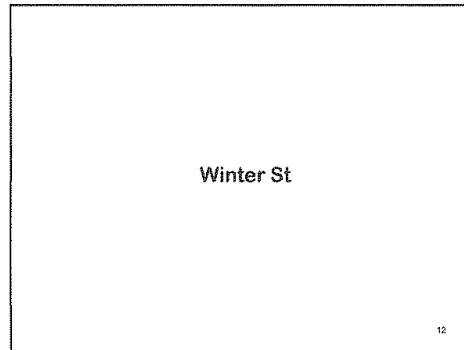
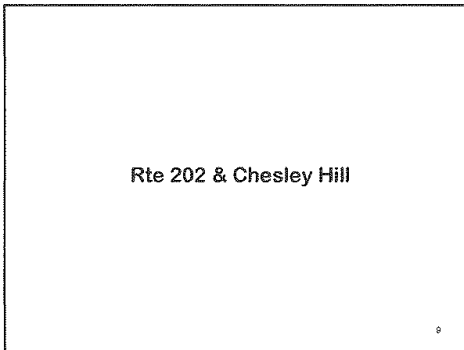
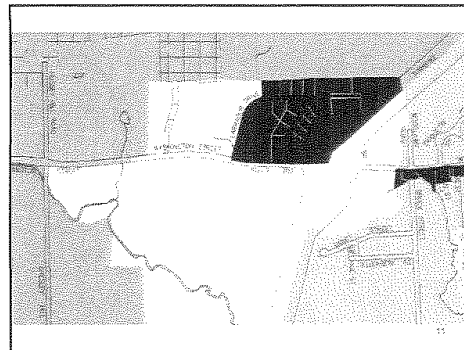
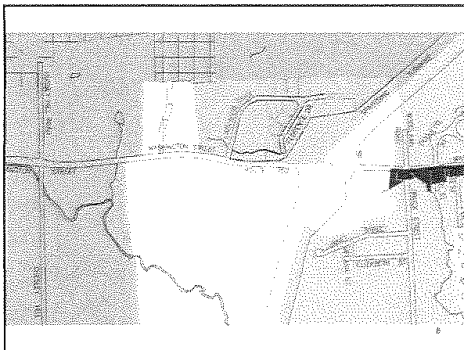
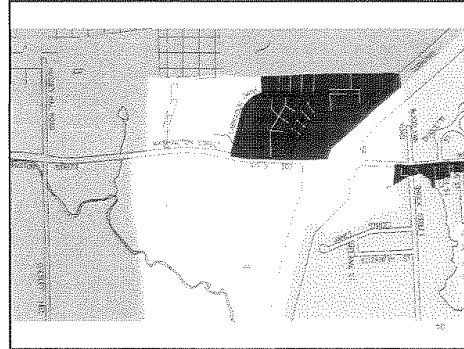
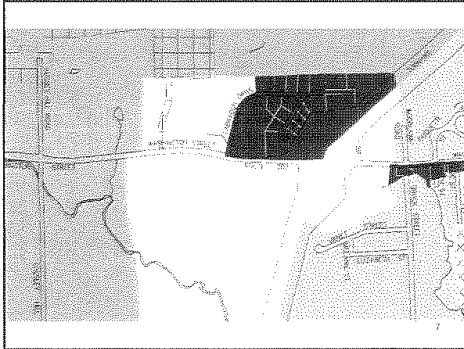
R3 -> R1 recommendations
Crow Hill/Salmon Falls/Portland/Chamberlain
and
Flat Rock Bridge & Salmon Falls Rd
areas

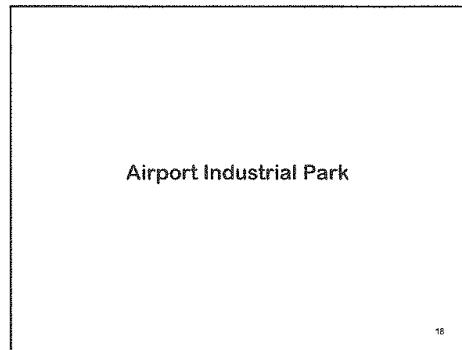
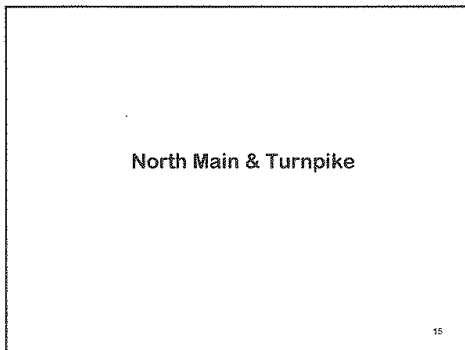
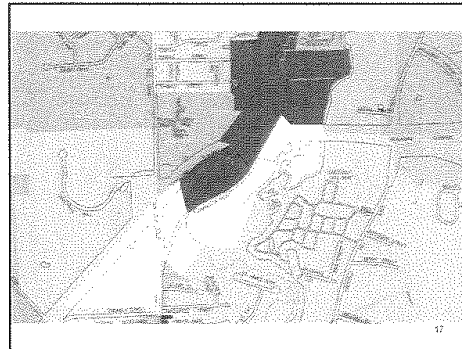
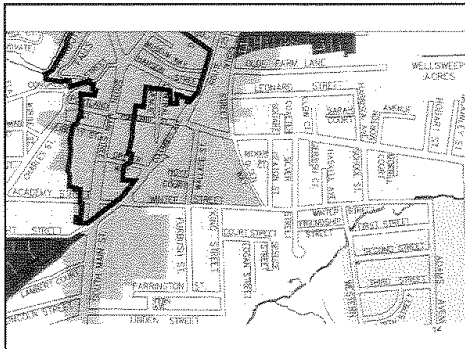
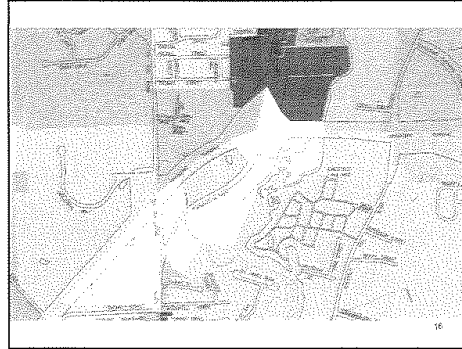
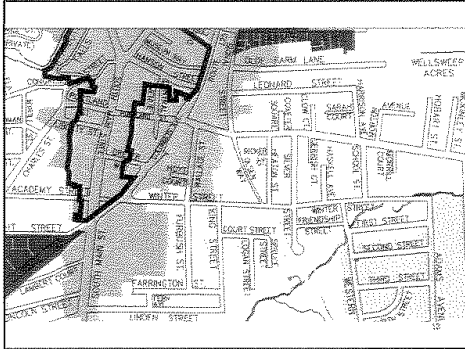
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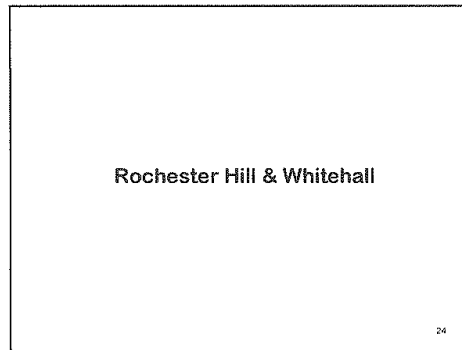
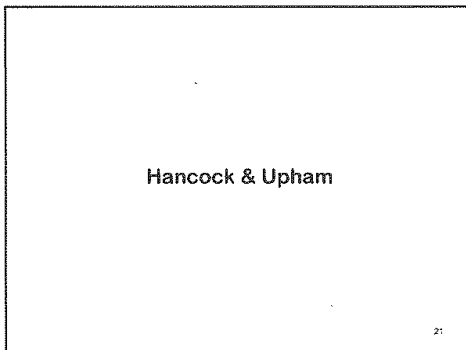
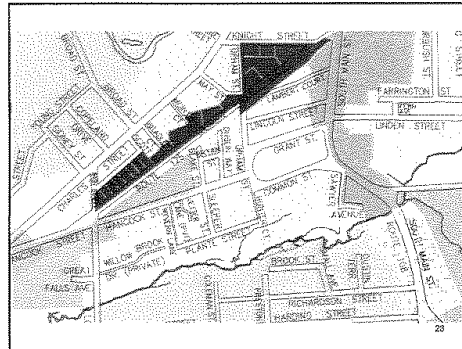
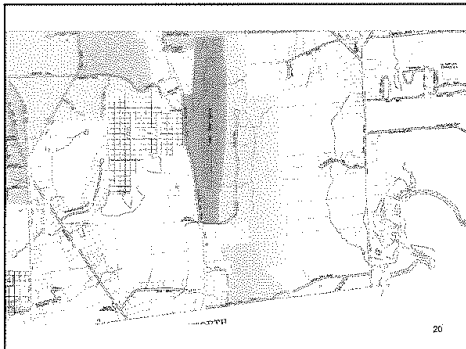
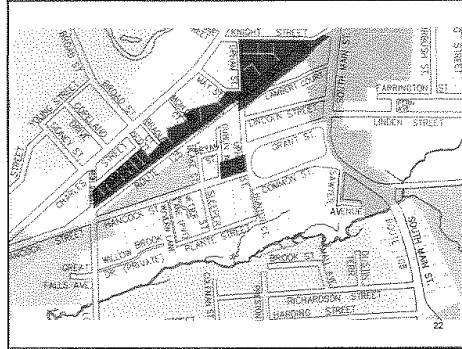
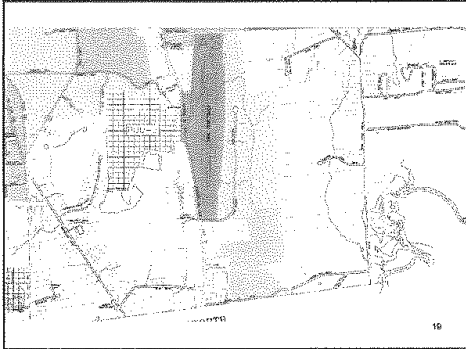


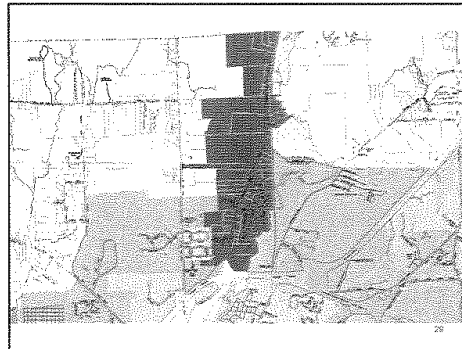
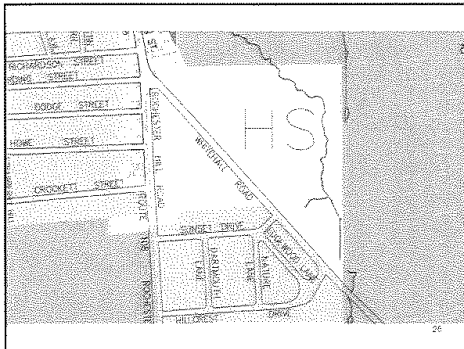
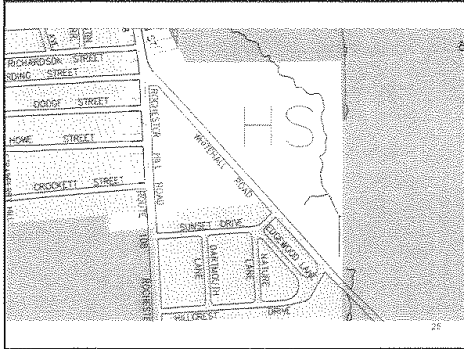
Labrador Drive

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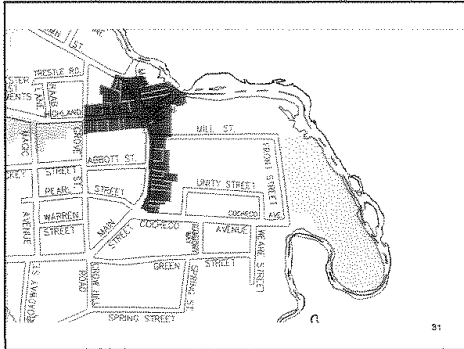




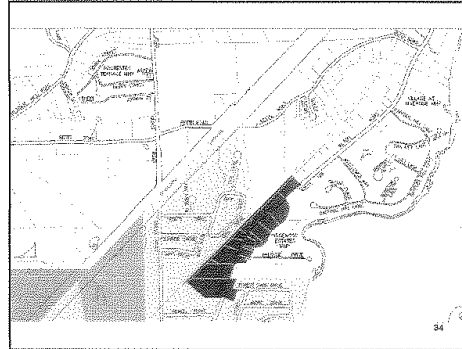


HC3 Zone
 (current Granite Ridge District)
 including Sterling Dr & landlocked parcel

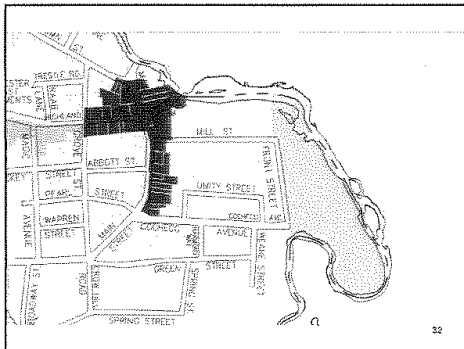
Bacon Felt property



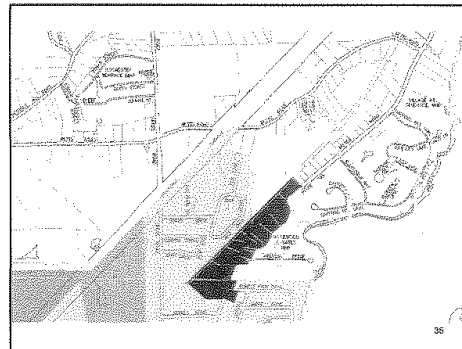
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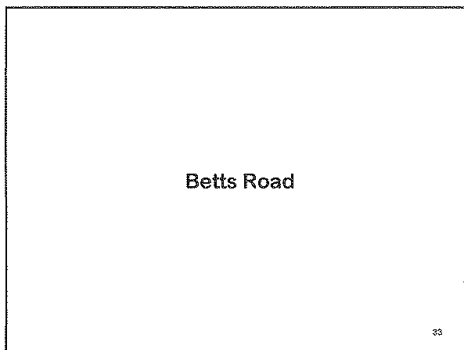
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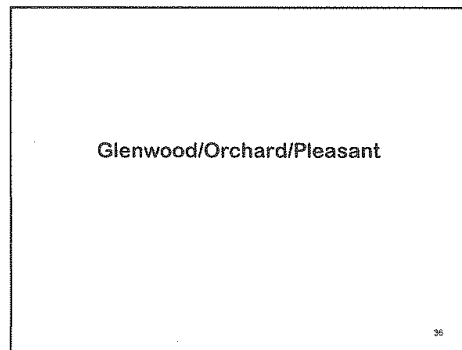


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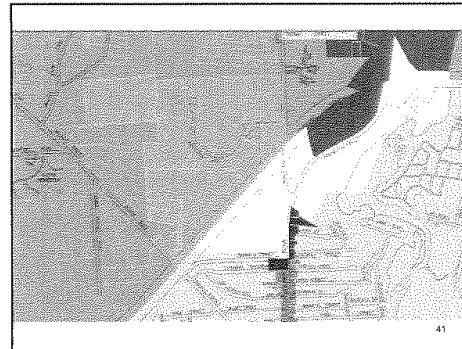
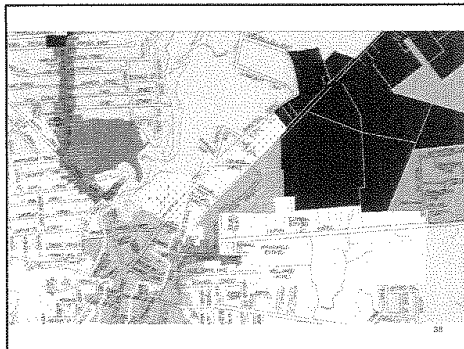
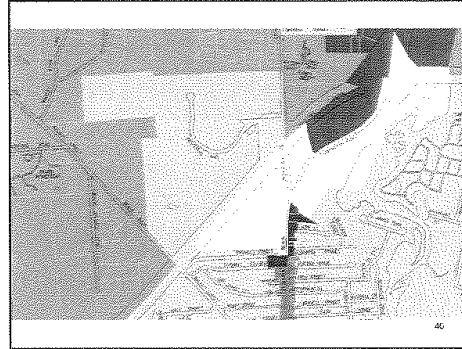
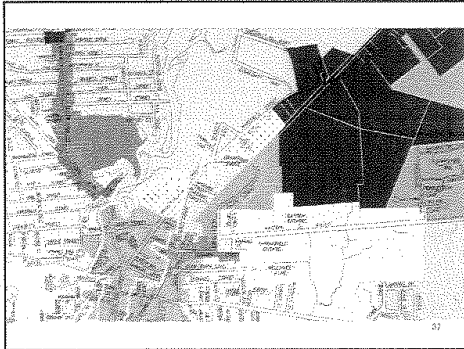
Betts Road

33



Glenwood/Orchard/Pleasant

36



Ten Rod Road Industrial Park

Elimitate "Timber Harvesting" as a use

TABLE 2011. DISCOUNTED ANNUAL CASH FLOW (THOUSAND DOLLARS)

	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2029	2030-2039	2040-2049	2050-2059	2060-2069	2070-2079	2080-2089	2090-2099	2100-2109	2110-2119	2120-2129	2130-2139	2140-2149	2150-2159	2160-2169	2170-2179	2180-2189	2190-2199	2200-2209	2210-2219	2220-2229	2230-2239	2240-2249	2250-2259	2260-2269	2270-2279	2280-2289	2290-2299	2300-2309	2310-2319	2320-2329	2330-2339	2340-2349	2350-2359	2360-2369	2370-2379	2380-2389	2390-2399	2400-2409	2410-2419	2420-2429	2430-2439	2440-2449	2450-2459	2460-2469	2470-2479	2480-2489	2490-2499	2500-2509	2510-2519	2520-2529	2530-2539	2540-2549	2550-2559	2560-2569	2570-2579	2580-2589	2590-2599	2600-2609	2610-2619	2620-2629	2630-2639	2640-2649	2650-2659	2660-2669	2670-2679	2680-2689	2690-2699	2700-2709	2710-2719	2720-2729	2730-2739	2740-2749	2750-2759	2760-2769	2770-2779	2780-2789	2790-2799	2800-2809	2810-2819	2820-2829	2830-2839	2840-2849	2850-2859	2860-2869	2870-2879	2880-2889	2890-2899	2900-2909	2910-2919	2920-2929	2930-2939	2940-2949	2950-2959	2960-2969	2970-2979	2980-2989	2990-2999	3000-3009	3010-3019	3020-3029	3030-3039	3040-3049	3050-3059	3060-3069	3070-3079	3080-3089	3090-3099	3100-3109	3110-3119	3120-3129	3130-3139	3140-3149	3150-3159	3160-3169	3170-3179	3180-3189	3190-3199	3200-3209	3210-3219	3220-3229	3230-3239	3240-3249	3250-3259	3260-3269	3270-3279	3280-3289	3290-3299	3300-3309	3310-3319	3320-3329	3330-3339	3340-3349	3350-3359	3360-3369	3370-3379	3380-3389	3390-3399	3400-3409	3410-3419	3420-3429	3430-3439	3440-3449	3450-3459	3460-3469	3470-3479	3480-3489	3490-3499	3500-3509	3510-3519	3520-3529	3530-3539	3540-3549	3550-3559	3560-3569	3570-3579	3580-3589	3590-3599	3600-3609	3610-3619	3620-3629	3630-3639	3640-3649	3650-3659	3660-3669	3670-3679	3680-3689	3690-3699	3700-3709	3710-3719	3720-3729	3730-3739	3740-3749	3750-3759	3760-3769	3770-3779	3780-3789	3790-3799	3800-3809	3810-3819	3820-3829	3830-3839	3840-3849	3850-3859	3860-3869	3870-3879	3880-3889	3890-3899	3900-3909	3910-3919	3920-3929	3930-3939	3940-3949	3950-3959	3960-3969	3970-3979	3980-3989	3990-3999	4000-4009	4010-4019	4020-4029	4030-4039	4040-4049	4050-4059	4060-4069	4070-4079	4080-4089	4090-4099	4100-4109	4110-4119	4120-4129	4130-4139	4140-4149	4150-4159	4160-4169	4170-4179	4180-4189	4190-4199	4200-4209	4210-4219	4220-4229	4230-4239	4240-4249	4250-4259	4260-4269	4270-4279	4280-4289	4290-4299	4300-4309	4310-4319	4320-4329	4330-4339	4340-4349	4350-4359	4360-4369	4370-4379	4380-4389	4390-4399	4400-4409	4410-4419	4420-4429	4430-4439	4440-4449	4450-4459	4460-4469	4470-4479	4480-4489	4490-4499	4500-4509	4510-4519	4520-4529	4530-4539	4540-4549	4550-4559	4560-4569	4570-4579	4580-4589	4590-4599	4600-4609	4610-4619	4620-4629	4630-4639	4640-4649</
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and in Chapter XXIII (Accessory Uses)

B. Standards for Specific Accessory Uses. The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

28. Timber Harvesting. Timber may be harvested in accordance with RSA 227-J: 9 and best management practices.

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Article XX STANDARDS FOR SPECIFIC PERMITTED USES
B. Conditions for Particular Uses

9. Manufactured Housing Subdivision

a. Overall Development.

iii. Minimum Size. Every manufactured home shall be at least 20 feet in width at the body and have at least 700 square feet of habitable living space.

10. Manufactured Housing Unit

c. Minimum Size. Every manufactured home shall be at least 20 feet in width at the body and have at least 700 square feet of habitable living space.

46

Move "Small Wind Energy Systems" from
"Sales-Service-Office-Institutional Uses" to
"Industrial-Storage-Transport-Utility Uses"

SALES-SERVICE-OFFICE-INSTITUTIONAL USES	INDUSTRIAL-STORAGE-TRANSPORT-UTILITY USES
Small Wind Energy Systems	Small Wind Energy Systems
...	...

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Correcting typo's

Article XX STANDARDS FOR SPECIFIC PERMITTED USES
B. Conditions for Particular Uses

10. Manufactured Housing Unit

a. Manufactured Homes are allowed only: i) on individual lots in the R3 and RR zoning districts; ii) within manufactured housing subdivisions, located in the R3 and RR zoning districts; and iii) within established mobile home parks on approved pads/lots

a. Manufactured Homes are allowed only: i) on individual lots in the RR zoning district; ii) within manufactured housing subdivisions, located in the RR zoning district; and iii) within established mobile home parks on approved pads/lots

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Article XX STANDARDS FOR SPECIFIC PERMITTED USES
B. Conditions for Particular Uses

9. Manufactured Housing Subdivision

a. Overall Development.

iii. Minimum Size. Every manufactured home shall be at least 28 feet in width at the body and have at least 700 square feet of habitable living space.

10. Manufactured Housing Unit

c. Minimum Size. Every manufactured home shall be at least 28 feet in width at the body and have at least 700 square feet of habitable living space.

45

Other Zoning Map issues

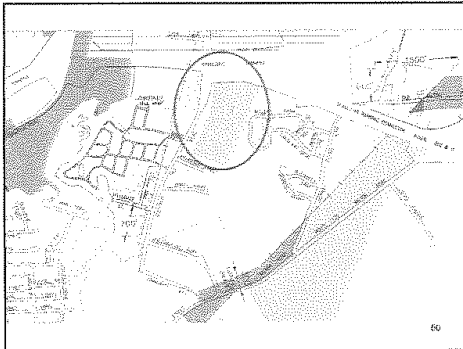
48

Chestnut Hill Rd/Spaulding Turnpike

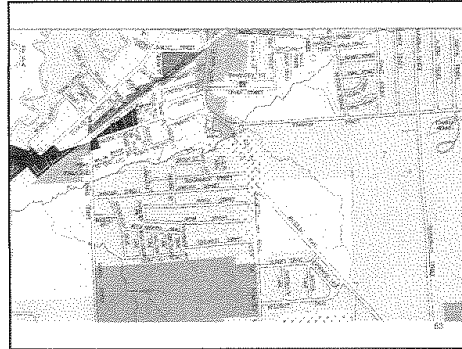
49

Should Downtown Commercial
be extended to
Whitehall Rd intersection?

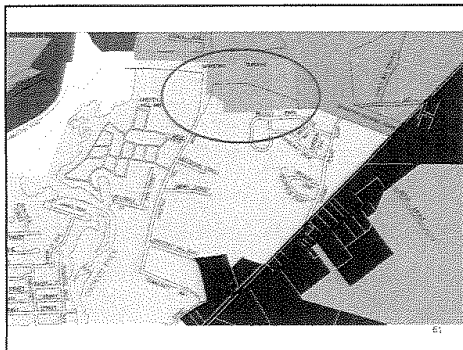
52



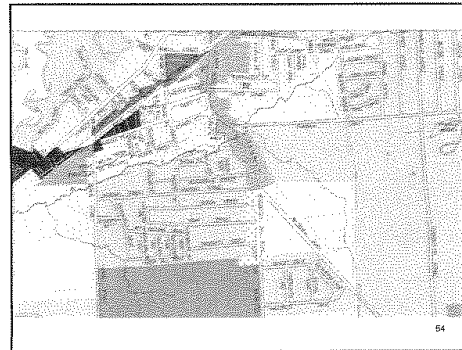
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53



61



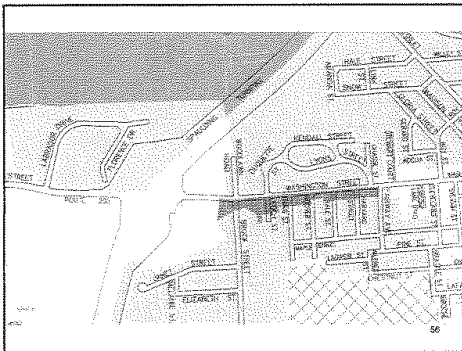
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Woodlawn Road

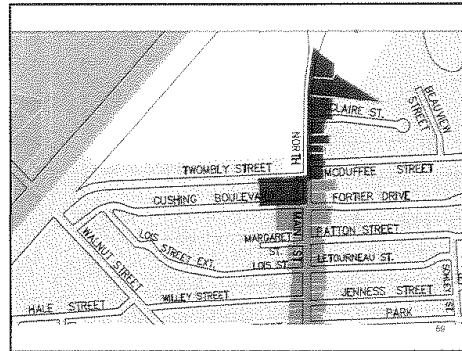
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North Main Street

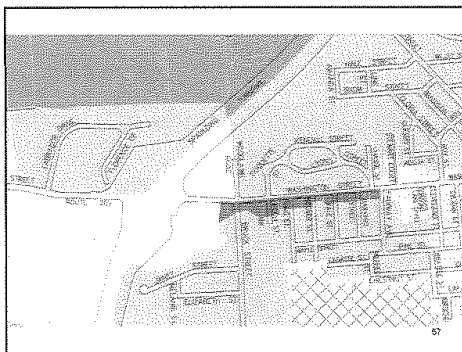
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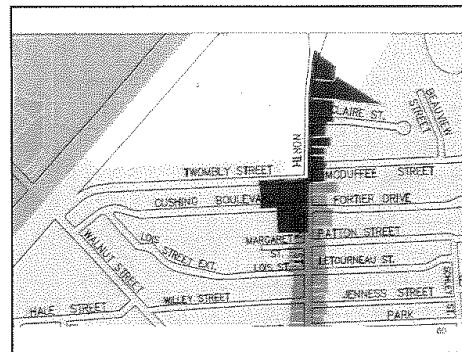
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67



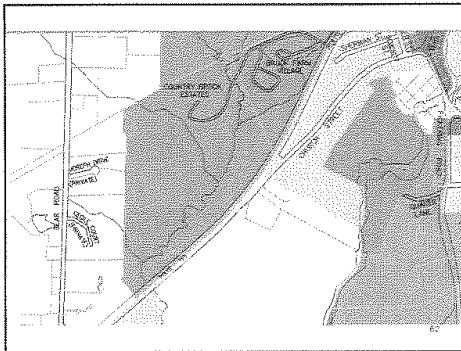
60

Rte 125 South
R3 to R2

81

Other Zoning Text issues

84



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Chapter 2 Definitions and Terminology

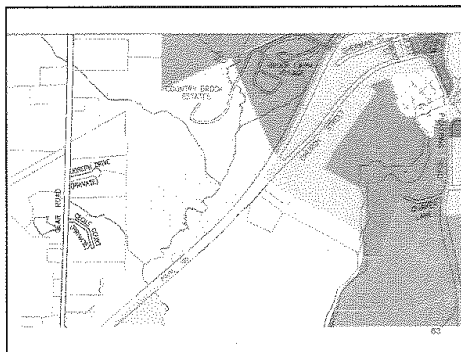
Frontage (or "street frontage"): The width of a lot bordering on and providing access to a public street but excluding limited access highways, as defined by RSA 230:44, such as the Spaulding turnpike, Route 16 and associated access ways to the Milton Town Line. (See Chapter 19 section "B." for information about the relationship between frontage and development options.)

Chapter 19 Dimensional Regulations

B. Dimensional Provisions. General dimensional regulations and regulations (as well as clarifications, notes, and references) specifically referenced to the tables follow.

12. **Frontage - Continuous.** An area used to meet frontage requirements must be continuous and unbroken. Two or more discrete areas may not be added together to meet frontage requirements.

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RESIDENTIAL USES	Residential Districts			
	R1	R2	R3	RR
Apartment, Accessory (accessory use)	-	P	P	C
Apartment, In-law	P	P	P	P
Apartment, Security	-	P	P	-
Assisted Living Facility	-	C	C	C
Boarding House	-	-	-	-
Community Residence - I	-	E	E	E
Community Residence - II	-	-	E	E
Conservation Subdivision	C	C	C	C
Dwelling, Apartments (Appl/Mixed Use Bldg)	-	-	-	-
Dwelling/Development Multifamily	-	C	P	-
Dwelling, Rowhouse	-	P	C	C
Dwelling, Single Family	P	P	P	P

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Neighborhood Commercial
Bank Drive-through issue

SALES-SERVICE-OFFICE-INSTITUTIONAL USES	Neighborhood Districts										Commercial Districts									
	BT	ES	ES-1	ES-2	ES-3	ES-4	ES-5	ES-6	ES-7	ES-8	ES-9	ES-10	ES-11	ES-12	ES-13	ES-14	ES-15	ES-16	ES-17	ES-18
Adult Day Care Center																				
Adult Day Care Home																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				
Adult Day Care Home - Limited																				

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COMMERCIAL ZONING DISTRICTS
Article VI of the City of Rochester Zoning Ordinance
"November 2011 proposal"

D. Neighborhood Commercial District (NC)

3. Development Standards

d. Architectural standards

- The building footprint for any individual nonresidential building shall not exceed 2,000 square feet. The maximum length of building frontage is 75 feet. The Planning Board may waive either of these requirements by conditional use where it determines that the intent of providing for smaller scale buildings in the NC zone is met through special design approaches.
- The Architectural Regulations under the Site Plan Regulations should be strictly applied to ensure that new buildings and renovations are harmonious with the character of nearby residential neighborhoods.

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COMMERCIAL ZONING DISTRICTS
Article VI of the City of Rochester Zoning Ordinance
"November 2011 proposal"

D. Neighborhood Commercial District (NC)

3. Development Standards

a. Uses

- Drive-through Facilities. Drive through facilities are permitted in the district by conditional use.

ACCESSORY USES

Article XXIII of the City of Rochester Zoning Ordinance
"November 2011 proposal"

- Drive-Through Window. A drive-through window is subject to the following provisions:

- It must be located at the side or rear of the building;
- It is not permitted in NC, or OC1 districts; and
- Where adjacent to a residential property at the side or the rear, the drive through window must have a 35 foot buffer with appropriate planting or screening.

68

Enough difference to distinguish between
"Retail Sales" and "Retail Services?"

Retail Sales: A commercial operation which involves the display, sale, and/or lease/rental to the general public or to businesses of physical goods. Retail Sales does not involve the provision of personal or business services, except where incidental to the sale of physical goods. (Also see "Retail Services", "Vehicle Sales, New" and "Vehicle Sales, Used".)

Retail Services: A facility for providing direct personal or business services to walk-in customers. "Retail Services" does not include retail sales except for incidental items related to the service, as an accessory use nor the leasing/rental of equipment or goods if stored on the premises (See also "Office", "Retail Sales" and "Service Establishment".)

Service Establishment: Retail, wholesale, and business services of a more intensive nature than "Retail Services" including repair of heavy equipment, machines with engines, and furniture involving the significant use of chemicals; rental of large or heavy equipment; and other miscellaneous activities with greater potential performance impacts, as reasonably determined by the Zoning Administrator.

Neighborhood Commercial
Building size issue

69

Combine Office Commercial 1 and 2?

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E. Office Commercial-1 District (OC1)

1. Zone Locations

These zones are located in transitional areas, generally historic avenues with older residential structures, some of which have been converted to commercial uses.

F. Office Commercial-2 District (OC2)

1. Zone Locations

These zones are located at major nodes and along major corridors. Like the OC1 District, it accommodates mixed use effectively. The district is a logical designation where there are sensitive residential areas or attractive rural qualities but also some commercial character with high traffic counts.

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G. Highway Commercial Districts – HC1 & HC2

1. Zone Locations

The HC Districts tend to be located further from the city center and are oriented toward larger parcels, larger buildings, high value development, and retail sales (i.e. "big box development", large shopping centers, and franchise development).

3. Development Standards

c. The HC1 district includes older, tighter and more built-out commercial strips with smaller lots, smaller buildings, and less room for new development. The full range of conventional automobile oriented uses is permitted in the HC1 District – fast food, drive-through restaurants, car washes, and retail stores, along with warehouses and limited industry. The HC1 District is the only district in which the sale of exclusively used automobiles (without also requiring sales of new automobiles) is permitted.

d. HC2 district permits larger signs and taller light poles.

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E. Office Commercial-1 District (OC1)

2. Objectives

a. **Function.** The purpose of the district is to preserve the wood-frame architecture with a mix of residential and low impact nonresidential uses (office, institutional, bed and breakfasts, very limited retail).

F. Office Commercial-2 District (OC2)

2. Objectives

a. Allows for large scale office, institutional, hospitality, and civic uses and is ideally oriented toward campus type settings.

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Political Signage

SIGNAGE Article XXIX of the City of Rochester Zoning Ordinance
F. Requirements for Various Sign Styles and Types. Each of the following is permitted in every zoning district provided it serves an allowed use within that district. The following requirements apply.

b. Political signs may not be displayed earlier than 30 days prior to a voting day and must be removed within 5 days after the voting day, provided that they may remain after primary elections in anticipation of regular elections in accordance with state law.

b. Pursuant to 664:17, the City of Rochester hereby consents to the display of political signs within its highway rights-of-way no earlier than 30 days prior to a voting day and they must be removed within 5 days after the voting day, provided that the signs of the candidate who is a winner in a primary may remain after primary elections in anticipation of regular elections in accordance with state law.

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Combine Highway Commercial 1 and 2?

75

d. Political advertising may be placed within public rights-of-way as long as the advertising does not obstruct the safe flow of traffic and the advertising is placed with the consent of the owner of the land over which the right-of-way passes except on public property where the specific areas are officially deemed unacceptable for such signs by the City Council. These signs may not be posted on utility poles. Candidates whose name appears on such signs shall be responsible for the proper location, placement, and removal.

d. Political advertising in the public right-of-way shall not obstruct the safe flow of traffic and shall not be posted on utility poles. Candidates whose name appears on such signs shall be responsible for the proper location, placement, and removal.

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Do we call it
Rural Residential?
 or
Agricultural?

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Article XXIV-Home Occupation provisions (cont)

D. **Home Occupation-3.** A home occupation-3 is an office, personal services, processing, or small scale craft-production type home occupation which is somewhat more intensive than home occupations 1 and 2. All of the following standards apply:

D. **Home Occupation-3.** A home occupation-3 is an office, **professional office**, personal services, processing, or small scale craft-production type home occupation which is somewhat more intensive than home occupations 1 and 2. All of the following standards apply:

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Do we call it
Neighborhood Commercial?
 or
Neighborhood Mixed Use?

80

TABLE XVIII-A RESIDENTIAL USES

RESIDENTIAL USES	Residential Densities			
	RT	P	P	RD
Apartment, Accessory (accessory use)		P	P	C
Apartment, Main	P	P	P	P
Apartment, Security		P	P	P
Assisted Living Facility		C	C	C
Boarding House				
Boarding, Professional				
Community Residence - I			E	E
Community Residence - II			E	E
Condominium, Condominium	C	C	C	C
Dwelling, Apartment (Apartment Use Only)				
Dwelling, Development Mid-density		C	P	
Dwelling, Rowhouse		P	C	C
Dwelling, Single Family		P	P	P
Dwelling, Three & Four Family		P	C	C
Dwelling, Townhouse		C	C	C
Dwelling, Two Family				
Flag Lot		C	P	P
Home Occupation - 1 (accessory use)	P	P	P	P
Home Occupation - 2 (accessory use)		E	E	E
Home Occupation - 3 (accessory use)		E	E	E

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Article XXIV - Home Occupation provisions

C. **Home Occupation-2.** A home occupation-2 is an office or personal services type home occupation which may be somewhat more intensive than a Home Occupation-1. All of the following standards apply:

C. **Home Occupation-2.** A home occupation-2 is an office, **professional office**, or personal services type home occupation which may be somewhat more intensive than a Home Occupation-1. All of the following standards apply:

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TABLE XVIII-A RESIDENTIAL USES

RESIDENTIAL USES	Residential Densities			
	RT	P	P	RD
Apartment, Accessory (accessory use)		P	P	C
Apartment, Main	P	P	P	P
Apartment, Security		P	P	P
Assisted Living Facility		C	C	C
Boarding House				
Boarding, Professional				
Community Residence - I			E	E
Community Residence - II			E	E
Condominium, Condominium	C	C	C	C
Dwelling, Apartment (Apartment Use Only)				
Dwelling, Development Mid-density		C	P	
Dwelling, Rowhouse		P	C	C
Dwelling, Single Family		P	P	P
Dwelling, Three & Four Family		P	C	C
Dwelling, Townhouse		C	C	C
Dwelling, Two Family				
Flag Lot		C	P	P
Home Occupation - 1 (accessory use)	P	P	P	P
Home Occupation - 2 (accessory use)		E	E	E
Home Occupation - 3 (accessory use)		E	E	E

Article XXI CONDITIONAL USES

5. **Home Occupation.** Only Professional Offices allowed by conditional use.

84

Concern about abuse of R3 zone

An example to which the ordinance could be thwarted and a much greater density accomplished would be if you if you had a property that was twenty acres (871,200 square feet) in size but only two acres (87,120) of the property is buildable due to wetlands.

Once again, if my understanding is correct, fifty eight (58) units could be built in one building, all on the two acres of buildable area thus making for a high density development where a low density development was intended by the ordinance.

85

Article II DEFINITIONS AND TERMINOLOGY

B. Definitions

Density, Net: The overall number of dwelling units per acre excluding certain areas such as non-buildable land, wetlands, steep slopes, roads, and/or infrastructure.

Density, Net: The overall number of dwelling units per acre excluding certain areas such as non-buildable land, wetlands, steep slopes, roads, and/or infrastructure. **Any wetland or part of any wetland consisting of very poorly drained soils shall not count toward the minimum lot area or density requirements of any property in any zoning district.**

86

Mr. Fontneau questioned the size in regard to the dimension of a mobile home. He asked if the changes are consistent and did the minimum size became smaller due to HUD standards.

Mr. Sylvain suggested that the board digest what Mr. Ortmann had presented and that members go through the Master Plan and make notes on whether they feel it needs to be updated.

Mr. Fontneau stated he was one of the veterans, having served on the original Master Plan Committee and on the Comprehensive Rezoning Committee. He felt a quick review of the Land Use Chapter of the Master Plan and Transportation Chapter was in order and come up with a new approach.

Mr. Behrendt expressed that it would be worthwhile to review the Master Plan Chapter as they are the foundation of the rezoning documents. There was a lot of wisdom that went into the documents. There is tinkering that could be done but not a good use of time in his opinion. It would be a good idea to back up and read the Master Plan. If the consensus of the board was that the Master Plan is out of date then maybe the board would want to update it but he did not believe it was the case.

Mr. Sullivan believed there were areas that needed to be looked at.

Mr. Behrendt stated it was a broad picture and still embraced the best of planning.

Mr. Peters expressed that it was very confusing with the different residential districts. He felt a substantial change with the charts was needed, along with applying the charts to the maps.

Mr. Gray stated he had no problem reviewing the Master Plan.

Mr. Sylvain wanted to make sure everyone had read the Master Plan and had a feel for it. He felt that some of the items could be combined.

Mr. Healey also felt they should read the Land Use Chapter and that the Master Plan was a guide book.

Mr. Jeanson stated that you could not build a solid structure on a suspect foundation.

Mr. Sylvain stated they would review and that did not mean they had to make changes.

Ms. Larochele stated that after reading the Master Plan it gave her a clearer vision of where we were trying to go.

Mr. Ortmann explained in the Master Plan they do a chapter at a time. Staff had reviewed the chapter and did not see any significant changes that would require it to be redone. The downtown may need to be looked at.

Mr. Sylvain stated on February 6, 2012 they would look at Comprehensive Rezoning again.

Ms. Larochele requested a list of all the zones and a comparison of the current verse the new.

Proposed Capital Improvements Program

Mr. Sylvain requested that Mr. Behrendt ask the City Manager to have Melodie Esterberg and Peter Nourse from DPW attend the next meeting to discuss the Capital Improvements Program.

Proposed amendment to Subdivision regulations regarding surety and general review of surety and inspection information

The proposed language was okayed with minor corrections and a public hearing was scheduled for February 6, 2012.

Other Business

Discussion took place regarding the inspection report that was provided and it was noted that no inspections were noted.

Mr. Sylvain would be scheduling an officers meeting in the near future.

Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn the meeting at 9:52 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses, Planning Secretary