

City of Rochester Planning Board

Monday May 14, 2012

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved on June 4, 2012)

Members Present

Nel, Sylvain, *Chair*

Tim Fontneau, *Vice Chair*

Gloria Larochelle, *Secretary*

James Gray

Rick Healey

Derek Peters

Mark Sullivan

Dave Walker, *Councilor*

Members Absent

Stephen Martineau, *excused*

Alternate Members Present

Gregory Jeanson

Matthew A. Kozinski

Alternate Members Absent

Robert Jaffin, *excused*

Staff: Michael Behrendt, *Chief Planner*

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.

Mr. Jeanson to vote for Mr. Martineau

Communications from the Chair

None

Public Input on proposed rewrite of City of Rochester Zoning Ordinance

Robert Gates - asked that the board be mindful of the terms they used. Mr. Gates gave examples such as carefully crafted laws, fully screened versus completely screened, harmonious, only very incrementally, reasonably determined, and adequate buffering. He asked that they be mindful of

vague terms which leave up to determination by someone. Mr. Gates also expressed that something should be allowed if not specifically restricted.

Gregg DeNobile - of Chesley Hill Road thanked Mr. Ortmann and Mr. Behrendt for their prompt responses to his questions. Mr. DeNobile had a few more questions; his letter to the board is below. Mr. DeNobile thanked the board for the less restrictive themes.

Gregg DeNobile
146 Chesley Hill Road
Rochester, NH 03839
vgdenobile@gmail.com

May 14, 2012

To the Rochester, NH Planning Board:

Thank you for the timely responses

Are there any plans to redo the sign ordinance as part of the rezoning?

Is there a time frame for when the Public Hearing may happen regarding the rezoning?

Are there any plans for Planning Board members to attend the ward meetings?

Are there any plans for interactive forum(s) to allow the Public participate more readily?

One of the Purposes in the response I received mentioned:

To revitalize the downtown and other village and neighborhood commercial areas

Could these village areas be identified?

Jon Clough of Betts Road expressed that the Agriculture Zone appears to be an area the board is placing what does not fit elsewhere. There were people who moved to the agricultural area and then complained they did not like the smell. Mr. Clough questioned why you would need a permit to farm.

Don Lapere of 52 Haven Hill Road discussed the Light Industrial on one side of the road and the Agricultural Zoning on the other. He expressed that industrial was not good for that area where there was no municipal sewer. He felt that Office Commercial all the back to Route 108 would be better.

Damon Konday of 520 Salmon Falls stated he lives on a farm on Salmon Falls Road and would like to see it stay that way.

Tom Kaczynski discussed what had gone on at the redress of grievance committee and the declaration of a violation of the Right to Know Law.

Damon Konday explained that steel buildings are not allowed in a residential district but on a farm they can be the best option to use.

Residential Uses

Mr. Sylvain went over residential districts. Dwelling two family in Agricultural Zone is permitted.

Commercial Districts

A motion was made by Mr. Walker and seconded by Mr. Healey to remove flag lot as “conditional” and change it to not permitted.

Mr. Peters thought it was possible that there currently were some flag lots.

A show of hands 5 for 4 opposed. The motion to change flag lot to not permitted carried.

Mr. Healey asked for the definition of a Porkchop Subdivision.

Mr. Behrendt explained that it was a special subdivision that allows a limited number of flag lots in order to help preserve scenic roads and discourage development of new cul de sacs on back lots.

Mr. Sylvain stated he was looking for a definition for florist and it also placed in the table of uses.

Neighborhood Mixed Use

Mr. Gray expressed that Porkchop and Flag lot seemed the same.

Mr. Behrendt explained a Flagg Lot is a lot with less than the required frontage on a public road but with sufficient buildable area at the rear. Thee access area is construed as the “flagpole” with the rear area as the “flag”.

Porkchop lot is not allowed in the Downtown Commercial or the Neighborhood Mixed Use Zone.

Industrial Districts

Mr. Behrendt suggested that “General Industrial” replace Light Industrial and Heavy Industrial.

Special

Hospital - all set

Airport - all set

Commercial Uses in Residential Zones

Mr. Sylvain R3 as shown but we may not need when the map is done.

Agriculture Building Reuse of Existing

Mr. Behrendt gave the definition as an agricultural building that is more than 50 years old, no longer proposed for agricultural use, and not situated in an R1 or R2 District may be converted to a nonresidential use subject to the following standards:

- a. The nonresidential activity shall occur completely within the agricultural building and there shall be no outside storage of material, equipment, or products.
- b. The essential exterior architectural character of the building shall be maintained.

The consensus of the board was to change to conditional.

The consensus of the board was to change antiques shop to conditional.

The consensus of the board was to change artist studio to conditional.

A discussion took place regarding second hand shop.

A motion was made Mr. Sullivan and seconded by Mr. Jeanson to reconsider the prior consensus on antique shop and artist studio. The motion carried.

A motion was made by Mr. Walker and seconded by Mr. Healey to change antique shop and artist studio from conditional to not permitted. The motion carried.

The board discussed getting more input from the Chamber and Main Street.

Mr. Sylvain asked Mr. Behrendt to check to see if Mike Provost was available for the June 11th meeting.

Granite Ridge Development

A discussion ensued regarding vehicle service and secondary use. Some board members raised concern with vehicle

The board asked that the definitions for Service Establishment and Vehicle Service be redone.

Mr. Walker stated he did not want to see a primary use as a garage in this area.

Mr. Fontneau clarified they would like to see a Strafford Tire etc. be allowed.

Mr. Gray did not agree with excluding Vehicle Service.

Mr. Sylvain questioned the board on what they wanted for the Route 11 corridor and where it was set up for good size businesses.

Mr. Peters asked how what the board was doing would affect the guidelines that had been set up for Granite Ridge.

Mr. Sylvain asked if Ms. Gasses would contact Karen Pollard and asked her to call him in regard to Granite Ridge.

Recycle Industrial

Adult Orientated Establishment was placed under General Industrial.

Special Districts

Consensus to add Office Medical as permitted.

Consensus to remove the Convenience Store from the Airport Zone.

For Next Meeting

The board asked that a footer be placed on the documents that the board worked on as that the revision date is clear.

Mr. Sylvain requested that for the next meeting Ms. Gasses find out the numbers and density for Tara, Lilac City and Westwind Manufactured Housing Parks.

Mr. Walker stated the board would need to look at the Table for the Commercial Zones which he prepared at Mr. gray's request with all the changes.

Mr. Sylvain clarified that height was gone from the table because it would be handled by Fire and Safety.

A motion was made by Mr. Walker and seconded by Mr. Healey to accept the Dimensional Table. The motion carried.

Other Business

Mr. Sylvain reminded the board of the Municipal Board and Commission get together which would take place on May 24th from 6:30 to 9:00 p.m. at the Frisbie Conference Room.

Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 9:18 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Planning Secretary