

City of Rochester Planning Board
Monday October 22, 2012 - Chapter 42
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were accepted November 5, 2012)

Members Present

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

Members Absent

Gregory Jeanson

Alternate Members Present

Robert Jaffin

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.

Mr. Sylvain announced there will be public input at the next Chapter 42 meeting scheduled for Monday October 29, 2012.

IV. Chapter 42 Mapping

Mr. Peters made a correction to the term neighborhood / commercial stated it should be called neighborhood mixed use.

Mr. Peters stated there is a section of Autumn Street in East Rochester that wasn't addressed and believes it should be Residential- 1.

Mr. Nickless said he had a question regarding two spots in that area.

Mr. Walker stated they should all be Residential-1.

Discussion ensues regarding the zoning of a portion of Eastern Avenue.

Mr. Walker asked what the zoning is on the original map.

Mr. Kozinski checked the map and stated it was Residential-1.

Mr. Fontneau question a section of Old Milton Road, he wanted to make sure they zoned the area right.

Mr. Sylvain asked for Labrador Drive to be brought up.

Mr. Walker stated that he and Mr. Healey had walked the neighborhood and went door to door and the residents all would like the neighborhood kept Residential-1.

Discussion ensues regarding the two large lots at the beginning of the road.

Mr. Gray states he has a problem with the letter from Karen Pollard due to her now being the head of the Planning Department.

Mr. Peters stated the letter is only a suggestion.

Mr. Martineau asked for clarification of neighborhood mixed use.

Mr. Campbell read the definition.

Mr. Walker stated the two lots in question are too wet to be able to develop.

Mr. Sylvain stated any developer would need to go before the board with a site plan and the board can make sure the other properties have a buffer.

A motion was made by Mr. Sylvain and seconded by Mr. Gray to change the two lots from Residential-1 to Neighborhood mixed use. Motion carries.

Mr. Sylvain recessed for a 5 minute break at 7:37pm

Mr. Sylvain called the meeting back to order at 7:45pm

Mr. Campbell started reading the letters from residents and business owners for the board to check the requests from residents against the new zoning map.

Mr. Nickless had a question on Rochester Hill that was zoned.

Mr. Sylvain suggested making from the Residential-2 zone to Stone Ridge Drive Office / Commercial and from Stone Ridge Drive to the Airport zone, but leave Stone Ridge Drive as Residential-1

Mr. Campbell continues reading through the letters from the residents.

There is an issue with a lot around the Gagne Farm on Rochester Hill Road. The owner had requested it to be zoned Residential-1. The board decided to leave it as neighborhood mixed use.

Mr. Sylvain asked Mr. Nickless if he will have the updated map done by Tuesday so it can be posted to the city website.

Mr. Nickless said he would have the map ready

VI. Other Business

None

VII. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:48pm. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary