**City of Rochester Planning Board**

Monday June 2, 2014

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on June 16, 2014)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Tim Fontneau

Matthew Kozinski

Mark Sullivan

Dave Walker

*Members Absent*

Gregory Jeanson, excused

Robert Jaffin, excused

*Alternate Members Present*

Charles Grassie

James Gray

Fred Leonard

Thomas Willis

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 Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. Leonard to vote for Mr. Jeanson and Mr. Grassie to vote for Mr. Jaffin

**IV. Communications from the Chair**

Mr. Sylvain presented Derek Peters a Certificate of Appreciation for his dedication to the Planning Board for the past five years.

**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Healey to approve the May 19, 2014 meeting minutes. The motion carried unanimously.*

**VII. Discussion of the Sign Ordinance**

Mr. Campbell informed the Board Staff Planner Michelle Mears is currently working with the Director of Building, Zoning, and Licensing Services Jim Grant to update the current sign ordinance. Mr. Sullivan asked what the time frame would be to get a draft. Mr. Campbell said he could have a draft for the July meeting. Mr. Grassie said the Board should wait for the draft from Ms. Mears.

Mr. Walker stated the Board should discuss off premise signs like the one Granite Ridge Marketplace is proposing that will be advertising for businesses other than tenants of the mall. He went on to say he believes there should be some language pertaining to off premise signs.

Mr. Leonard asked what the issues are with advertising for other businesses. Mr. Walker explained there could be an issue with some things not being appropriate.

The Board went on to discuss businesses like Domino’s, Little Cesar’s, and Rent-a-Center using trucks and trailers in their parking lots as additional signs that have not been approved. Mr. Leonard said if a site has been approved for a sign, who’s to say what they put on it.

The Board then discussed electronic animated signs. Mr. Sullivan asked if there has been any vehicle accident’s due to electronic flashing signs. None have been brought to anyone’s attention.

Mr. Willis asked if anyone had looked to other communities in the State for their sign ordinances. Mr. Campbell responded yes, Ms. Mears has researched other communities.

**VII. Review of CIP**

None of the Board members had any issues with the CIP

**VIII. Other Business**

 **A. Mobile Homes**

Mr. Sylvain stated at the last Planning Board meeting Councilor Varney spoke about concerns regarding mobile homes. Mr. Campbell said he had spoken with the Director of Building, Zoning, Licensing Services Jim Grant, they have determined there will most likely be two different standards, one for existing and one for new mobile homes.

Mr. Walker suggested taking the pertinent information from Chapter 43, move it to Chapter 42, and then they’d be able to eliminate Chapter 43.

Mr. Grassie stated even if Chapter 43 were eliminated there would still be conflicts, it just depends on how the ordinance is interpreted.

Mr. Gray asked if Chapter 43 only covers existing mobile home parks why should it be eliminated. Mr. Walker responded, the problem is Chapter 43 and Chapter 42 conflict at this time.

 **B. Commercial Vehicles**

The Board discussed commercial vehicles being parked in residential neighborhoods. Mr. Walker stated the Board should define the size of commercial vehicles because the current definition is not very clear. Mr. Kozinski recommended changing it to 26,000 pounds, gross vehicle weight, and then it would fall under Department of Transportation and commercial licensing.

 **C. Lighting**

Mr. Walker stated the verbiage for lighting needs to be changed because as of right now the way it’s written anyone that has a porch light on could possibly get in trouble for light intrusion. Mr. Grassie suggested defining “undo glare”.

**IX. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Healey to adjourn at 7:40 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary