

City of Rochester Planning Board
Monday January 7, 2019
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 4, 2018)

Members Present

Dave Walker, *Vice Chair*
Matthew Kozinski, *Secretary*
Mark Collopy
A. Terese Dwyer
Tim Fontneau – arrived at 7:01pm
Donald Hamann
Robert May
Mark Sullivan

Members Absent

Nel Sylvain, excused
Joyce Bruckner, absent

Alternate Members Present

James Gray

Staff: James B. Campbell, *Director of Planning & Development*
Crystal Galloway, *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. Walker called the meeting to order at 7:00 p.m.

The Planning Secretary conducted the roll call.

III. Seating of Alternates

There were no alternates present.

IV. Communications from the Chair

There were no communications from the Vice Chair.

V. Approval of Minutes

A motion was made by Ms. Dwyer and seconded by Mr. Hamann to approve the December 3, 2018 meeting minutes. The motion carried unanimously.

VI. Consent Agenda

- A. Rochester Housing Authority, 165 Charles Street (Extension)**
- B. Joseph Johnson, 6 Kodiak Court (Extension)**
- C. CBDA Development, LLC, Athenian Dr. & Homer Way (LLR)**

Board members reviewed the consent agenda and had no issues.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the Consent Agenda. The motion carried unanimously.

VII. New Applications

A. Auger & Sons, Inc., 100 Chestnut Hill Road

Paul Auger, principal of Auger and Sons Inc. explained the 512 square foot addition to the back of the existing warehouse. He said the addition will be two stories and will be used for storage.

Mr. Walker opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Campbell reminded the Board there is also a Conditional Use Permit application which staff recommends the Board grant because they feel the criteria has been met. He went on to say staff would recommend the application be found complete and approving with the conditions as set forth.

A motion was made by Mr. Kozinski and seconded by Ms. Dwyer to accept the application as complete. The motion carried unanimously.

A motion was made by Mr. Kozinski and seconded by Ms. Dwyer to approve the Conditional Use Permit and site plan application. The motion carried unanimously.

B. Safran, 85 Innovation Drive

Rick Lundborn of Fuss and O'Neill, Inc. presented the site plan and Conditional Use Permit applications to allow for additional parking to Safran. He explained the agreements they struck with the City and State at the time of the original approval required them have 400 employees by a certain date, which they have exceeded and the reason they are in need of more parking. Mr. Lundborn said employees are parking along the trucking road during shift change so Safran is proposing to utilize some vacant space for additional parking. Mr. Lundborn went on to explain the layout of the plan and show where the additional 101 parking spaces are proposed.

Mr. Walker opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Campbell said there is a Conditional Use Permit application for wetland and wetland buffer impacts. He said if the Board approves the project it would be contingent upon approval from the Conservation Commission which meets on January 23rd.

Mr. Campbell told the Board the applicant is seeking a waiver request from Site Plan Regulation Article III Section 13.A.1 which requires post development drainage to be less than or equal to predevelopment and from Section 13.B.4 which requires it be treated via Low Impact Development methods. He said Staff has

requested the agent submit a waiver request because there is proposed increased in rate and flow and treatment could be improved.

Mr. Campbell said Staff suggests that the waiver be supported contingent upon NH DES approval and only if there's a condition of approval to revise the plans to offer better storm water treatment and control (i.e.: bio-retention swale, deep sumps, etc...).

Mr. Lundborn explained to the Board there is a box culvert that runs underground to connect the two wetlands. He went on to explain what the original conditions of approval were.

Mr. Fontneau asked if Safran considers themselves at full employment for the site. Mr. Lundborn said he wasn't sure. He said over the years they have had some different equipment come that hadn't been anticipated to do different jobs that they didn't think they would be doing.

Mr. Fontneau asked when they are proposing to start the construction on the parking lot. Mr. Lundborn said it would probably be once the winter weather breaks.

Mr. May asked how many parking spaces they currently have. Mr. Campbell said there are 369 spaces.

A motion was made by Ms. Dwyer and seconded by Mr. Kozinski to accept the application as complete. The motion carried unanimously.

A motion was made by Ms. Dwyer and seconded by Mr. Hamann to approve the Conditional Use Permit. The motion carried unanimously.

A motion was made by Ms. Dwyer and seconded by Mr. Hamann to grant the waiver requests contingent upon approval from NH DES. The motion carried unanimously.

A motion was made by Mr. Kozinski and seconded by Ms. Dwyer to approve the site plan application. The motion carried unanimously.

C. Dorothy Thone, 92 Chesley Hill Road

Land Surveyor Jason Pohopek presented the plans for a 2-lot subdivision and lot line revision. He explained the original parcel was 27 acres and two lots had been subdivided off in 2005. Mr. Pohopek said the proposed lot line revision would add acreage to the two previously subdivided lots to the rear of both lots and then to create two additional separate lots with the remaining land.

Mr. Pohopek told the Board one of the proposed lots will have an existing barn on it which has been addressed during the TRG meeting. He said they are requesting a waiver from a complete boundary survey of the subject parcel; from Subdivision Regulation 4.3 topographic mapping of the entire site Map 246 Lot 24; and Subdivision Regulation 5.2.4 creation of long and narrow lots.

Mr. Walker opened the public hearing.

William Alex of 70 Chesley Hill Road said it's not every day someone wants to give him extra land but he is concerned how it will affect his property taxes, and asked if the land is presently in current use.

Mr. Pohopek said the land is currently in current use and there is penalty for taking it out of current use which is something that needs to be negotiated on between the buyer and the seller.

There was no one further from the public to speak; Mr. Walker brought the discussion back to the Board.

Mr. Gray suggested Mr. Alex speak with the Assessing Department regarding his questions. Mr. Campbell added if the project goes forward and the Board approves the subdivision and lot line revision the applicant would have to come back to the Board for an amendment should there be any changes and the abutter doesn't wish to accept the additional land.

Mr. Campbell told the Board Staff supports the three waiver requests and would recommend the Board accept the application as complete and approval with the condition that either a variance is granted or the barn is removed.

A motion was made by Mr. Kozinski and seconded by Mr. Fontneau to accept the application as complete. The motion carried unanimously.

A motion was made by Mr. Kozinski and seconded by Mr. Fontneau to grant the three waiver requests. The motion carried unanimously.

A motion was made by Mr. Kozinski and seconded by Ms. Dwyer to approve the subdivision and lot line revision with the conditions as stated. The motion carried unanimously.

VIII. Other Business

IX. Adjournment

A motion was made by Mr. Collopy and seconded by Mr. Hamann to adjourn at 7:53 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary