

City of Rochester Planning Board
Monday April 15, 2019
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on May 6, 2019)

Members Present

Nel Sylvain, *Chair*
Robert May, *Vice Chair*
Matthew Kozinski, *Secretary*
Mark Collopy
Tim Fontneau
Donald Hamann
Mark Sullivan – left at 9:03pm
Dave Walker – left at 9:10pm

Members Absent

A. Terese Dwyer, excused
Joyce Bruckner, absent

Alternate Members Present

James Gray
Daniel Rines

Staff: Seth Creighton, *Chief Planner*
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. Sylvain called the meeting to order at 7:00 p.m.

The Planning Secretary conducted the roll call.

III. Seating of Alternates

Mr. Rines voted in place of Ms. Dwyer.

IV. Communications from the Chair

Mr. Sylvain welcomed Daniel Rines to the Board as an alternate member.

V. Public Hearing for proposed Impact Fees

Mr. Creighton reviewed the proposed impact fees with the Board and reminded them it was presented to them as well as the City Council a few weeks prior. He said the goal is to wrap up the Consultants work and vote to adopt and make a recommendation to the City Council.

Mr. Sylvain opened the public hearing; there was no one present from the public to speak so he brought the discussion back to the Board.

Mr. Fontneau questioned the per dwelling unit fee, asking if the same fee would be assessed to someone adding a one bedroom apartment to an existing residence as someone building a four bedroom home. Bruce Mayberry explained the way the fee structure is set up in the table there is a different amount for each type of dwelling unit; single family, townhouses, duplexes, and then three or more multifamily units, and manufactured homes. He said you have to look at the ordinance for the detail.

Mr. Fontneau asked if there is any consideration given to the number of bedrooms. Mr. Mayberry explained it is better to go with a square foot based fee and not a per bedroom based fee.

There was discussion regarding a per square foot fee verses a flat rate fee.

Mr. Mayberry explained the options and discussed possible waiver requests for some units.

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

Mr. Gray said impact fees shift responsibility, the one it will hurt the most are the people that have land that can be subdivided.

Mr. Walker said it is a way to help alleviate the cost of school additions and renovations.

Mr. Hamann said he doesn't feel municipal offices and the library are impacted and said he would like to see the lesser amount for schools as well as waive the fees for one bedroom and studio units.

Mr. May said impact fees make some sense and is convinced that Rochester needs to keep competitive with neighboring communities. He went on to say having low impact fees is important and it makes more sense to base them on per square foot rather than per dwelling unit. Mr. May also said he would like to see the downtown area exempt from impact fees in order to get more people to develop and live in downtown.

A motion was made by Mr. Sylvain and seconded by Mr. Fontneau to postpone the discussion to the May 20, 2019 meeting. The motion carried. Mr. Walker and Mr. Sullivan opposed.

VI. Approval of Minutes

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the March 18, 2019 and April 1, 2019 meeting minutes. The motion carried unanimously.

VII. New Applications

A. City of Rochester, 209 Chestnut Hill Road

JP Parnas of Wesson & Sampson presented the project to construct the new Department of Public Works facility. He explained the site testing that have been completed and further explained they are within the setbacks of private wells.

Mr. Parnas explained what the new facility will house. Project Engineer Elena Compter went over the drainage and grading plan. She told the Board there will be a landscaped berm along the mobile home park to minimize the sights and sounds.

Mr. Sylvain opened the public hearing.

Donna Martineau of 23 Crosswind Lane, president of the Co-op mobile home park spoke on behalf of the residents. She said the abutters were not notified of the uses that is proposed for the property that will have a direct impact on their property. Ms. Martineau said the residents couldn't speak to their City Councilor about the issue because it was his land that was purchased and he is also the Chair of the Public Works Committee. Ms. Martineau shared the parks concerns such as contamination to their wells and possible have to connect to city water in the future.

She went on to say they need more of a buff other than some plants and this is not a good site for this project as it will affect many people.

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

Mr. Fontneau asked about the traffic count and what the impact to the abutting property as well as impacts to their wells. Director of Public Works Peter Nourse explained the site will be developed and paved so that all stormwater will be put through an elaborate drainage system. He further said there will not be any snow storage from the city on this site. Mr. Nourse told the Board that Strafford Regional Planning Commission conducted a traffic count a couple weeks ago.

Mr. Sylvain said he is concerned with the sound from the facility during the night when there is a snow storm and said the proposed chain link fence is not going to do anything to cut down the sound for residents of the park.

Mr. Creighton informed the Board that the concerns of the abutters have all been discussed at the TRG meeting and the solutions have been incorporated into the design of the plans.

Mr. Sylvain called a recess at 8:17pm

Mr. Sylvain called the meeting back to order at 8:25pm

B. M3 Development, LLC, 848 Portland Street

Mr. Fontneau recused himself.

Christopher Berry of Berry Surveying & Engineering explain the plan for a minor subdivision in order to construct a single family home.

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

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

Mr. Creighton told the Board staff didn't have any issues and recommends approval.

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

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the 2-Lot subdivision. The motion carried unanimously.

C. TSB Properties, LLC, 124 Milton Road

Mr. Berry explained the proposed site plan for mini self-storage units. He said all the self-storage unit spaces will be set back 100 feet from the road as required and explained the layout for outside storage, adding that as a result of the TRG meeting all wrapping for boats will be white.

Mr. Berry said the applicant is proposing a commercial space for the front of the parcel however it will not be constructed until there is a tenant in place.

Mr. Sylvain opened the public hearing.

Alan Lamontagne of 118 Milton Road said he believes this development will hurt his property value and asked if Rochester really needs another storage facility when there are already seven in town, one being just down the street from this proposed site.

Mr. Lamontagne spoke about his concern of possible drug activity at the site and asked that there be a secured fence be installed, also that the facility not be open 24 hours a day; that all the lights on site be turned off by 10:00pm; and the developer be required to pay for security detail.

Dan Banks of 120 Milton Road said his biggest concern is that his property value will be affected. He said he is also concerned that once the lot has been cleared he will be able to see the industrial park that is behind the site.

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

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

Mr. Creighton told the Board TRG has looked at this project twice. He said staff would like the Board to discuss compatibility, outdoor storage areas, security, and lighting.

Mr. Creighton said the applicant is requesting a waiver for parking and said staff supports the request.

Mr. Sylvain said the number one issue is security. Mr. Berry said the Dover facility has a security camera system and they have not had any issues.

The Board discussed hours of operation and security for the site. Mr. Walker said there needs to be something more secure than the proposed vinyl fence and there need to be set hours, not 24 hours.

The applicant Mark Phillips explained to the Board how their security camera system works and explained why they need to have a 24 hour 7 day a week operation.

The Board went on to discuss the outdoor storage area.

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

A motion was made by Mr. Fontneau and seconded by Mr. Hamann to continue the application to the May 6, 2019 meeting. The motion carried unanimously.

D. Service Credit Union, 83 South Main Street

Scott Lawler of Norway Plains Associates presented the plan to move a Service Credit Union branch into the former D'Angelo's site. He said there will be exterior renovations to the building including constructing a drive up teller window that will be located on the side of the building. Mr. Lawler explained there is currently a paved access way onto an abutting property to the east which will be terminated and landscaped.

Mr. Sylvain opened the public hearing.

Chuck Spinelli, owner of 3-5 Academy Street said there is an issue with people cutting through his property and is concerned it will get worse with a bank being there because of the ATM. He said he would like a fence added to eliminate the problem. Mr. Spinelli said he is also concerned with the lighting from the site and the possible affects to his tenants.

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

Mr. Creighton said staff has reviewed the project at TRG and recommends approval.

Mr. Gray expressed his concern with the easement as second access point to the site. Mr. Lawler said it is an existing access easement and they are not proposing any changes or additional parking along that side.

The Board went on to discuss dumpster and snow storage location. Mr. Lawler said the dumpster will remain where it currently is but the fencing around it will be replaced with a stockade fence and the existing shrubs will be removed. He went on to explain where the snow will be stored at the back of the property or if needed it will be removed from the site.

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

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

A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the site plan application. The motion carried. Mr. Gray opposed.

VIII. Review of City Council questions for proposed downtown commercial density and development standards amendments in the Zoning Ordinance

Mr. Creighton explained the changes that were accomplished during the last meeting. He said staff took the information and added a list of streets where commercial uses would be required on the first floor with residential units above.

A motion was made by Mr. Hamann and seconded by Mr. Kozinski to send recommendation of proposed downtown commercial density and development standards amendments in the Zoning Ordinance to the City Council. The motion carried unanimously.

IX. Other Business

Mr. Sylvain reminded the Board of the annual Planning and Zoning spring conference coming up on June 1st.

X. Adjournment

A motion was made by Mr. Collopy and seconded by Mr. Hamann to adjourn at 10:03 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary