**City of Rochester Planning Board**

Monday September 14, 2015

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on September 21, 2015)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, Secretary

Tim Fontneau

Charles Grassie, Jr.

James Gray

Robert Jaffin

Mark Sullivan

Dave Walker

Tom Willis

*Members Absent*

Fred Leonard, excused

*Alternate Members Present*

Robert May

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**

No alternates were needed.

**IV. Communications from the Chair**

There were no communications from the Chair.

**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Kozinski to approve the August 3, 2015 meeting minutes. The motion carried unanimously.*

**VI. Extension/Continued Applications**

 **A. The Townhomes at Highfield Commons, Fillmore Boulevard**

Matt Peterson of Keach Nordstrom Associates explained they are seeking approval for 48 additional townhomes. He went on to say the subdivision is a condition from the bank in order to get financing.

Mr. Peterson said they have worked with the Fire Department with the design of the cul-de-sac, and with the Planning Department for lighting and landscaping.

Mr. Sylvain opened the public hearing. No one from the public was present to speak.

Mr. Walker asked if the punchlist from the last phase had been completed. Mr. Creighton said the developer had recently taken care of the items.

Mr. Willis said he had visited the site within the last month after a fairly heavy storm. He said he saw lots of erosion and the retention pond had been blown out. Mr. Willis said he spoke to the planning staff and asked them to look at it.

Mr. Creighton informed Mr. Willis staff did go out to the site and witnessed a lot of unstable property. Mr. Creighton said the areas have since been re loamed and seeded.

Mr. Willis said the units are all going up at once and may be too much. He suggested slowing the progression on phase 2C.

Mr. Gray said he doesn’t think it should be up to the Board to restrict the pace of construction.

Mr. Sylvain asked if it would be possible to set up a maintenance program to check the catch basins. Mr. Peterson said DES has started asking for inspection reports. He went on to say Stoney Ridge Environmental goes out weekly to go through everything, and if something needs to be fixed it gets fixed.

The Board discussed if it would be possible to change the colors of the building in the next phase. Chris Strickler said that had been discussed early on and they could probably break it up a little by adding shakes or using a different texture to the buildings. He went on to say he is proud of how the buildings look and doesn’t want the next phase to look completely different.

The Board went back to discussing the drainage issue. Mr. Peterson said they are willing to work with City Staff to incorporate additional vegetation. Mr. Creighton suggested having more erosion control not just at the far end of the development. He suggested putting more silt fencing closer to the buildings.

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

*A motion was made by Mr. Grassie and seconded by Mr. Healey to accept the application as complete. The motion carried unanimously.*

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the application. The motion carried unanimously.*

**VII. New Applications**

 **A. The Ridge, Farmington Road**

Ken Mavrogeorge of Tighe & Bond said he was representing Waterstone. Mr. Sylvain interrupted to inform the developer he and the City have received complaints about materials be stock piled where they shouldn’t be. Doug Richardson of Waterstone said they are working on development and it’s not their intention to do anything wrong and they took care of it once it was brought to their attention.

Mr. Mavrogeorge explained the preliminary site plan. He said the developer is in the process of purchasing 2 lots, one being 20 acres and the other is 6 acres to construct a 164,000 square foot multi use commercial space.

Mr. Mavrogeorge said they have had a number of preliminary meetings as there will be a large amount of wetland impact.

He went on to say there will be improvements to Route 11, keeping with the City’s Master Plan, and signalization at Crane Drive.

Mr. Creighton said there will be 600 feet of stream that will be impacted. He said the Conservation Commission walked the site and questioned how much of the wetlands will be filled. Mr. Mavrogeorge said roughly 2.6 acres will be impacted. Mr. Creighton said the Conservation Commission is most concerned with the stream that runs through the property and they suggest pulling the development back as far as possible.

Mr. Sylvain asked how big the stream is. Mr. Mavrogeorge said it is approximately 6-8 feet wide.

There was a brief discussion about possible vegetation on the roofs of the buildings to help with runoff and drainage.

Mr. Fontneau said this project has been on the drawing board for a long time and he’s heard nothing but positive comments from citizens.

Mr. Grassie suggested working with an environmental specialist to make it easier for the Conservation Commission to approve the project.

Mr. Sylvain called a recess at 8:31pm

Mr. Sylvain called the meeting back to order at 8:40pm

 **B. Herbert & Daralyn Jean Clark, 61 & 65 Rochester Hill Road**

Joel Runnels of Norway Plains Associates explained the lot line revision is to allow the current business to be located on a separate lot and the remaining land will be combined with Lot 32.

Mr. Sylvain opened the public hearing. No one from the public was present to speak.

*A motion was made by Mr. Walker and seconded by Mr. Willis to close the public hearing and approve the application. The motion carried unanimously.*

 **C. Eastern Propane, Inc., 28 Industrial Way**

Mr. Creighton explained to the Board there was a meeting held earlier in the day with staff and the applicant and there have been a few changes made to the plan.

Scott Lawler of Norway Plains Associates explained the lot line revision is to allow a training facility. Mr. Lawler went on to say the parcels were created in 2000 when it was zoned Industrial-2, which allowed the parcels to have no frontage as long as there was a deeded right-of-way.

Mr. Sylvain opened the public hearing. There was no one from the public there to speak.

*A motion was made by Mr. Fontneau and seconded by Mr. Healey to close the public hearing, accept the application as complete and approve the lot line revision. The motion carried unanimously.*

Mr. Lawler explained the site plan to construct a 4,800 square foot training facility. He said the building will have an area for their equipment as well as classrooms for employees to train.

Mr. Sylvain opened the public hearing. There was no one present to speak.

Mr. Sylvain asked if there would be a dumpster on site. Mr. Lawler said there wouldn’t be one at this time.

*A motion was made by Mr. Fontneau and seconded by Mr. Walker to close the public hearing, accept the application as complete, and approve the site plan with the condition if there is a dumpster in the future it will need to be screened. The motion carried unanimously.*

 **D. 1110 Salmon Falls Road, LLC, 1110 & 1114 Salmon Falls Road**

The applicant withdrew the application because they were denied a variance.

**VIII. Other Business**

Mr. Sylvain asked Planning Staff to have the City’s Legal Counsel present at the next meeting to give an update on Amazon Campground.

Mr. Walker informed the Board the City Council voted to eliminate the monumentation fund. Mr. Creighton explained the Board can require an applicant to include GPS coordinates on plans, if they don’t the applicant would pay a fee for the City to do it.

*A motion was made by Mr. Walker and seconded by Mr. Fontneau to eliminate the monumentation fee from the Site Plan and Subdivision Regulations. The motion carried unanimously.*

**IX.** **Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Fontneau to adjourn at 9:09 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,

Planning Secretary