**City of Rochester Planning Board**

Monday January 9, 2017

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on February 6, 2017)*

*Members Present*

Dave Walker, *Vice Chair*

Matthew Kozinski, *Secretary*

Rick Healey

Robert May

Mark Sullivan

Tom Willis

*Members Absent*

Nel Sylvain, excused

Robert Jaffin, excused

Tim Fontneau, excused

*Alternate Members Present*

James Gray

Deborah Shigo

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 7:02 p.m.

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Ms. Shigo voted for Mr. Jaffin.

**IV. Communications from the Chair**

There were no communications from the Vice Chair.

**V. Approval of Minutes**

*A motion was made by Mr. Willis and seconded by Mr. Kozinski to approve the December 19, 2016 meeting minutes. The motion carried unanimously.*

**VI. New Applications:**

**A. Farmington Associates, LLC, 60,68,76 Farmington Road - Amendment**

Ken Mavrogeorge of Tighe & Bond said the project was originally approved in February of 2016. He said they are proposing to add another phase to the project. Along with the recently approved phase I, tree cutting they would also like to excavate the site as well. Mr. Mavrogeorge went on to explain the proposed plan to the Board. He said as with the tree cutting the applicant will be staying outside of jurisdictional areas at this time.

Mr. Mavrogeorge showed a scaled back site plan, saying they are working to address comments from the State.

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

Mr. Campbell said Planning staff, Public Works staff, and Conservation Commission members do not support this request. He said their recommendation is that the Planning Board not approve this amendment because excavation is premature. However, he said should the Board choose to approve the project he had alternative language for the notice of decision.

Mr. Walker asked where they are with the approvals. Mr. Mavrogeorge said they have hit a roadblock with wetland permitting. He said they are currently working with DES and EPA to get an extension, adding they have worked through some crucial issues and are on the right path.

Mr. Sullivan asked if the area they want to excavate is away from wetlands. Mr. Mavrogeorge said yes, it’s outside the 25’ and 50’ buffers. Ms. Shigo said her concern is that the wetlands are inter connected with each piece of the project and she would rather see approvals from EPA, DES and the Army Corp.

Doug Richardson of Waterstone Retail announced they have now closed on the property and would not be asking to phase the project if they really didn’t need to. He said they have two national chain restaurants and a national movie theater that need to see momentum in order to keep them.

Mr. Walker asked when excavation would begin. Mr. Mavrogeorge said it would be between 45 – 50 days.

*A motion was made by Mr. Sullivan and seconded by Mr. Healey to approve the application with the conditions noted. The motion carried unanimously.*

**VII. Extension/Continued Applications:**

**A. Stephen Brochu, 25 Stephens Drive**

Mr. Campbell said the applicant has requested an extension until February 6, 2017.

*A motion was made by Mr. Healey and seconded by Mr. Kozinski to approve the extension to February 6, 2017. The motion carried unanimously.*

**B. Harold & Dorothy Caler & Real Estate Advisors Inc., Franklin St. & Jeremiah Ln.**

Mr. Campbell said the applicant submitted a request for continuance to the February meeting. He said staff supports the request.

*A motion was made by Mr. Healey and seconded by Mr. Kozinski to continue the application to the February 6, 2017 meeting. The motion carried unanimously.*

**C. Anna & Ervin Fazekas Rev Trust, 89 Milton Road/Flat Rock Bridge Road – Site Plan**

Mr. Campbell said the applicant submitted a request for continuance to the February meeting. He said staff supports the request.

*A motion was made by Mr. Healey and seconded by Mr. Kozinski to continue the application to the February 6, 2017 meeting. The motion carried unanimously.*

**D. SDJ Development of Rochester, LLC, 182 Washington Street**

Matt Peterson of Hillside Design Group explained the updated plan saying it now looks more like the original plan from 2002. He said there will connecting sidewalks throughout the development, they have added a 2.5 acre parcel set aside for commercial development, a 2 acre parcel for a clubhouse or meetinghouse, and there will be walking trails. Mr. Peterson also said they have purchased a lot on Hussey Hill Road so they will be able to put in a cul-de-sac.

Mr. Walker opened the public hearing.

Gary Hussy of 24 Hussey Hill Road said they still haven’t said what they will be doing for him. He said it’s his right-of-way and he won’t be going through a gate to go down Hussey Hill. Mr. Hussy asked that something be put in writing.

Joseph Boudreau of 20 Pierce Drive asked that the Board be mindful of the comments from the residents at Highfield Commons.

Mr. Boudreau said what he heard is the changes made were the concerns of the Board and not the concerns of the residents. He went on to say there are items in the notice of decision that have yet to be done; such as there is to be signs at each intersection, and there is only one sign for Pierce Drive. Mr. Boudreau said the containers at the top of the hill have been removed however; many tons of soil and rocks have replaced them. He said the residents of Highfield Commons have lived with the unsightly mess for more than three years and there is no timeline for it to be removed.

Mr. Boudreau said there has been discussion about need for more housing in Rochester and read an article from Foster’s regarding housing in the city. He went on to say the TRG report has a specific comment which asks for a memo stating a timeframe for build out; he said there was no mention of that during Mr. Peterson’s presentation.

Mr. Boudreau asked that the Board as they have in the past to put condition in the notice of decision before the master plan is approved, such as removing the soil and rocks at the top of Fillmore Drive, provide visual confirmation that the second phase of the development single home are more than just a diagram and will have the potential to be completed, the developer have a new entry plan for the proposed apartments that relieves the traffic on Fillmore Boulevard and maintains the commitment the Board had made to the residents on Hussey Hill Road.

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

Mr. Walker said it’s a good start reducing the number of units; however he still doesn’t like the placement of the apartments because of traffic and safety concerns.

Mr. Healey pointed out the current resident at the end of Hussey Hill Road doesn’t have a driveway. Mr. Peterson said there’s an easement over their land. He added they are before the Board for master plan approval, not site plan approval.

Mr. Sullivan asked about the proposed gate. He said Public Works has said there can’t be a gate across streets. Mr. Peterson explained Public Works can’t gate a public road, he said they are proposing to add a turnaround so they’d be able to have a gate.

*A motion was made by Mr. Willis and seconded by Mr. May to postpone the application to the February 27, 2017 meeting. The motion carried unanimously.*

**E. Cramer Family Trust & Patricia Woodward Trust, 156 Old Dover Rd. & Laura Dr.**

Mr. Campbell said the applicant submitted a request for continuance to the February meeting. He said staff supports the request.

*A motion was made by Mr. Willis and seconded by Mr. Kozinski to continue the application to the February 6, 2017 meeting. The motion carried unanimously.*

**VIII. Other Business**

**A. Impact Fees - Discussion**

Mr. Campbell informed the Board that the City Council would like them to look at imposing impact fees.

There was discussion of what that would entail. Mr. Campbell said they will have to hire a consultant so that would have to go out to bid.

Mr. Willis suggested putting it on the agenda for the retreat for discussion. Mr. Sullivan reminded the Board that the fee has to be designated for specific things.

There was a brief discussion as Mr. Walker said the Board doesn’t want to do a lot of work and not have full support of the Council in the end.

**IX. Adjournment**

*A motion was made by Mr. Healey and seconded by Mr. Willis to adjourn at 8:30 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,

*Planning Secretary*