

City of Rochester Planning Board
Monday March 20, 2017
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on April 3, 2017)

Members Present

Nel Sylvain, *Chair*
Dave Walker, *Vice Chair*
Matthew Kozinski, *Secretary*
Tim Fontneau
Rick Healey
Robert Jaffin
Robert May
Mark Sullivan
Tom Willis

Members Absent

Alternate Members Present

James Gray
Jeremy Hutchinson

Staff: James 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. Sylvain called the meeting to order at 7:00p.m.

The Planning Secretary conducted the roll call.

III. Seating of Alternates

No alternates were needed.

IV. Communications from the Chair

Mr. Sylvain held a moment of silence for Planning Board member Deborah Shigo, who lost her battle with cancer.

V. Surety update from City Engineer and review of February 2017 Surety and Inspections information

Assistant City Engineer Owen Friend-Gray presented the Board with the surety update. He said there are several projects that he's waiting for the snow to melt in order to get a better look at things.

Mr. Friend-Gray said the surety for the Village at Clark Brook has expired however, they are actively working to get it back up to date.

He said CO's for The Ridge will be held until their surety is brought back up to date. Mr. Friend-Gray went on to say there is nothing that can be done at this point to encourage the developer for the expired surety for Heritage Street.

Mr. Friend-Gray said staff has finally received the deed for Sullivan Farm Drive and recommends releasing the remainder of the surety plus any interest.

A motion was made by Mr. Walker and seconded by Mr. Kozinski to release surety in the amount of \$5,000.00 plus interest for Sullivan Farm Drive. The motion carried unanimously.

Mr. Friend-Gray went on, saying staff has a new contact person for the Dunkin Donuts on North Main Street and the Planning Department will be reaching out to them, however if that doesn't work staff will work on turning the money over to the State.

He went on to talk about 93 Charles Street and Aloe Pines. He said several DPW staff has worked on 93 Charles Street with very little traction and it will be brought up at the next code compliance meeting and determined if it's best to have the Fire Department take over. He said as for Aloe Pines it is currently inadequately funded and the Planning Department is working at correcting it.

Mr. Campbell said the Aloe Pines Board has hired an attorney that staff has been working with to increase surety.

VI. Opening Discussion/Comments

A. Public Comment

No one from the public was present to speak.

B. Discussion of general planning issues

Mr. Campbell reminded the Board there would be a meeting on Wednesday for the Entertainment Overlay District.

VII. Approval of minutes

A motion was made by Mr. Walker and seconded by Mr. Willis to approve the March 6, 2017 meeting minutes. The motion carried unanimously.

VIII. Discussion on proposed Special Downtown project

Mr. Campbell told the Board as per the Ordinance notice was sent out and there was a request from Mr. Fontneau that the project be referred to the Board. Mr. Campbell said he was looking for a vote to see if a full site plan would be required.

Mr. Fontneau said the project is a proposed auto repair business and he had a few concerns. He said the property is off South Main Street, there's residential properties on both sides of him, and there is a stream behind the property. He said there were parking spaces in the Care Pharmacy parking lot shown on the

drawing from the applicant and asked what they would be used for. Mr. Fontneau also said the application mentioned they would do rust repair but no painting.

The applicant, Ed Wingren of 43 Linden Street said the Care Pharmacy parking lot would be used for customers before and after repairs have been made, not during.

Mr. Walker asked what will be done for pollution control from various fluids. Mr. Wingren explained there are no drains in the building, he said they will be collecting the fluids in containers and a disposal company will pick them up.

Mr. Sullivan asked if all departments have signed off. Mr. Campbell said no decisions have been made; staff is waiting to see what the Planning Board does.

Mr. Fontneau said he isn't opposed to the project, he just wanted the Board to take a closer look due to the type of business it is.

Mr. Healey asked how they will do rust repair but not paint. Mr. Wingren explained it's not feasible money wise at this time.

A motion was made by Mr. Fontneau and seconded by Mr. Walker for full site plan review. The motion failed by a 7 to 2 roll call vote.

IX. Other Business

Mr. Campbell informed the Board there will be a non public meeting with the City Attorney for an update on Amazon Park.

The Board also discussed holding a site walk for the Chesley Hill Road development however, want to hold off until the weather is better and the snow melts.

Mr. Sylvain reminded the Board about the OEP Conference

X. Adjournment

A motion was made by Mr. Kozinski and seconded by Mr. Walker to adjourn at 7:33 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary