

CITY OF ROCHESTER

Planning Board

Monday, January 28, 2008 at 7:00 p.m. (workshop)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved February 11, 2008)

Members Present

A. Terese Desjardins, *Chair*

Tim Fontneau, *Secretary*

Lance Powers, *Vice Chair*

Tom Abbott

Jim Graham

Rick Healey

Thomas McCallion

John David Meader

Alternates Present

Eugene McCarthy

James Murray

Ray Varney

Alternates Absent

Staff: Michael Behrendt, Chief Planner

Madeleine Carter, Secretary

(These minutes are the legal record of the meeting and are in the format of an overview of the meeting. It is neither represented nor intended to be a true transcription 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).

Ms. Desjardins called the meeting to order at 7:00 p.m. The secretary conducted roll call.

Ms. Desjardins stated issues have been brought to her and Mr. Behrendts' attention about appointing alternates to sit in for vacant seats. She stated they would have to forgo that until it can be cleared up by the City Attorney. Mr. Behrendt stated he would look into it.

Public Comment

No public comments.

Opening Discussion/Comments (up to 30 minutes)

Ms. Desjardins stated they are looking for members to attend the Historic District Commission meetings. She stated Mr. McCallion has agreed to represent the Planning Board, and Mr. McCarthy has agreed to be an alternate member to the Historic District Commission.

Ms. Desjardins stated since Lynn Williams is no longer a member of the Subdivision Regulation Committee, Mr. Murray has offered to sit on that committee. She stated if anyone else is interested in being on that committee let the Board know.

Mr. Varney stated he is happy to help, however, with his other schedule there is no way he would be able to organize meetings and so on. He stated perhaps someone else could Chair that committee.

Mr. Powers stated he would be willing to Chair that committee.

Ms. Desjardins stated she would like to have dates set for the Subdivision Committee meetings between now and the end of May, which is when the committee would be meeting again. Someone should let Planning Board members know when and where they are going to be meeting so they could attend those meetings. She stated she would like to have final revisions and recommendations from that committee at the workshop meeting in May so the Board could have a discussion on that. She stated at the June workshop the Board could make their recommendations. She also stated she would like to get it cleared up so they could send it to the Planning Department so it could then put it in the right format.

Ms. Desjardins asked Mr. Behrendt to send a letter on behalf of the Planning Board to the Mayor and City Council members and ask what the status is concerning the Comprehensive Rezoning Committee and when they are expected to meet again. She stated she would like to set a goal that by December 2008 recommendations or endorsements could be made to the City Council for the Comprehensive Rezoning.

Approval of minutes for January 7, 2008

A motion was made by Mr. Powers and seconded by Mr. Graham to approve the minutes of January 7, 2008. Motion carried unanimously.

Ms. Desjardins stated items "B" and "C", Terry Bennett / Pluto Realty Trust, 75-77 North Main Street. Sales of antique motor vehicles and other "collectible mechanical devices". Referred from Special Downtown. Case # 121-369-B1-08 (PH) has been postponed to February 24, 2008 meeting.

"C" Steve Miller (Copp Trust), 597 Salmon Falls Road. (by Norway Plains Associates). 47-lot subdivision. Case # 224-321, 324, 328-A-07 (PH) has been postponed to March 28, 2008 meeting.

Election of 2008 Officers

Ms. Desjardins opened the voting of officers to the Board.

A motion was made by Mr. Graham and seconded by Mr. Powers to nominate Ms. Desjardins as Chairperson.

A motion was made by Mr. Powers and seconded by Mr. Healey that nominations cease and the secretary cast one ballot for Ms. Desjardins. Motion carried unanimously.

A motion was made by Mr. Graham and seconded by Mr. Meader to nominate Mr. Powers as Vice Chairperson.

A motion was made by Ms. Desjardins and seconded by Mr. Graham that nominations cease and the secretary cast one ballot for Mr. Powers. Motion carried unanimously.

A motion was made by Mr. Powers and seconded by Mr. Meader to nominate Mr. Fontneau as Secretary.

A motion was made by Ms. Desjardins and seconded by Mr. Powers that nominations cease and the secretary cast one ballot for Mr. Fontneau. Motion carried unanimously.

Election results were:

Ms. Desjardins Chair, Mr. Powers Vice Chair, and Mr. Fontneau Secretary.

Discussion of prior year and coming year

Board members discussed setting the subdivision regulations for formal agreement, having something to endorse by December 2008 concerning the Comprehensive Rezoning Ordinance for the City Council, and a retreat for the impact fees.

Mr. Powers stated he would pick out a date and set up a meeting for the retreat.

Also discussed were dates members could not make the retreat to discuss impact fees, and changing the way waivers are handled. Board members selected the month of April to look at a couple of subdivision projects that had problems, or what went wrong with those projects, and include one that went right for comparison.

Board members and Mr. Behrendt discussed getting the Notice of Decision's (starting with 2002 if possible) available on the City web site or on a CD or DVD. Mr. Behrendt stated he would look into it.

Mr. Graham stated he would like to be responsible for researching a couple of projects.

Board members discussed which projects could be researched and came up with Lupine Land and the Pray project, and to include the Rochester Shoppes as well.

Board members and Mr. Behrendt discussed hiring a consultant to do a training session with the Planning Board members, and other issues and concerns. Ms. Desjardins asked for more backup information concerning that.

Continued Applications/Requests for Extensions/Modifications:

A. Hope Farm LLC, Peasley Rd. & Lowell St. Ext. (by Berry Surveying & Engineering) 8-lot subdivision. Case # 253-49-A-07 **EXTENSION**

Mr. Fontneau stated in order for a motion for continuance to be accepted it would have to be taken off from tabling (tabled 10/15/07).

A motion was made by Mr. Fontneau and seconded by Mr. Healey to remove this application from tabling. Motion carried unanimously.

A motion was made by Mr. Graham and seconded by Mr. Powers to continue this application to the March 24, 2008 meeting. Motion carried unanimously.

D. Jon Robidas dba 4 Seasons RV, 174 Farmington Road (by Norway Plains Associates). Request to remove requirement to stripe display spaces for approved recreational vehicle sales facility. Case # 208-8-13-05.

Mr. Behrendt stated staff recommends approval of the modification per their letter. He stated the approved plan did show a striping area for the RVs. He stated the applicant prefers not to do that because of the different sizes of the vehicles, and in order to retain some flexibility. He stated he checked other RV sales facilities in the area and none of the display areas are striped or marked on the ground at those sites. He stated there should not be any issue as long as reasonable circulation through the site is maintained at all times, RVs may only be stored, displayed and parked in the paved areas, all of the other conditions in the original conditions would still apply.

Board members and Mr. Behrendt discussed the Notice of Decision, the number of vehicles, striping the lot, how close the vehicles park, and other issues.

Michael Stevens, representing Rte. 11 RV and Marine, discussed the display, the different sizes and shapes of vehicles and motor homes, handicap capabilities, and other issues.

A motion was made by Mr. Powers and seconded by Mr. McCallion to approve the modification as stated in the recommendations.

Board members discussed ensuring adequate access for emergency vehicles around the site.

Board members and Mr. Stevens discussed limiting the number of units to 45 spaces, blocking off areas for individual units, not using any more spaces than previously permitted in the original Notice of Decision, designating areas where vehicles cannot park, open areas where vehicles cannot be parked, designating access areas for emergency vehicles, no parking zones for equipment, striping a road across the front of the building, and other issues.

Mr. Behrendt stated there were no comments from the Fire Department based on his email on this to the TRC. They seemed fine with staff's recommendations.

A vote with a show of hands was taken for the modification.

Motion carried. Two opposed. Ms. Desjardins, and Mr. Healey.

Other Business:

Ms. Desjardins stated the Impact Fee Schedule would be discussed at the February 11, 2008 meeting.

Mr. Varney briefly discussed the DES Land Development Conference he attended. He stated if anyone has a chance to go it is interesting.

Adjournment

A motion was made Mr. Powers and seconded by Mr. Healey to adjourn at 7:50 p.m. Motion carried unanimously.

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)

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