

CITY OF ROCHESTER

Planning Board

Monday, February 25, 2008 at 7:00 p.m. (workshop)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved March 10, 2008)

Members Present

Lance Powers, *Vice Chair*

Tim Fontneau, *Secretary*

Alan Dews

Thomas McCallion

Rick Healey

John David Meader

Members Absent

A. Terese Desjardins, *Chair* (Excused)

Tom Abbott (Excused)

Alternates Present

Eugene McCarthy

James Murray

Ray Varney

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).

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

Communications from the Chair

Mr. Powers stated the retreat to discuss the impact fees has been scheduled to March 27th, 7 p.m. at the Lecture Hall, 2nd floor (via the elevator), Police Department. There will be no public hearing however the public is invited to come and listen to discussions.

Public Comment

No public comment.

Discussion of general planning issues

No discussions.

Approval of minutes for February 11, 2008

Mr. Varney stated the amended motion to the Phillips application was approved, which should be reflected as such.

A motion was made by Mr. Healey and seconded by Mr. McCallion to approve the minutes of February 11, 2008 with the correction as stated. Motion carried unanimously.

CONTINUED APPLICATIONS:

A. 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) (variance was denied)

Mr. Murray recused himself.

Mr. Behrendt stated the sale of vehicles is not allowed in a B1 zone. The Zoning Board of Adjustment denied the application for a variance at its February 13, 2008 meeting. He stated staff recommends denial without prejudice. He briefly discussed Dr. Bennett’s options which would include resubmitting the application if the zoning changes.

Mr. Varney stated it should just be denied, rather than denied without prejudice.

Board members and Mr. Behrendt discussed Dr. Bennett’s options.

Mr. Behrendt stated Dr. Bennett has not given any indication as to what he proposes to do.

Board members discussed the reason for denying the application.

A motion was made by Mr. Dews and seconded by Mr. Healey to deny this application because it is not allowed in a B1 zone. Motion carried unanimously.

B. Remember When Diner, 83 Farmington Road. Amendment to approved site plan for diner, to allow for parking in the front buffer. Case # 216-18-1-I3-01 (PH)

Joe Blanchette, applicant, briefly discussed the inadequate parking and asked the Board to grant the amendment until he could find another solution.

Mr. Behrendt stated staff recommends approval of the amendment and approval for the waiver to the front buffer. He briefly discussed the drainage pattern. He stated the grading has not changed, and the TRC members are all OK with this.

Board members discussed the fact that all parking should be on pavement along that road.

Mr. Blanchette stated his business has dropped off significantly since the island has been installed and it is only one way to his business. If he were made to pave right now it would put another nail in the coffin.

Board members and Mr. Blanchette discussed landscaping, paving, a hardship purpose, looking at this again in two years, keeping the stone dust there, parking close to the fire hydrant, and other issues.

Mr. Powers opened the public hearing. No one came forward.

A motion was made by Mr. Healey and seconded by Mr. McCallion to approve the amendment. The applicant must maintain the stone dust for parking. Motion carried unanimously.

C. Grant D. Myhre, 98 Ten Rod Road. (by Norway Plains Associates) Site plan for pole barn for storage & indoor horse exams/exercise. Case # 220-24-A-08 (PH)

Rich Lundborn, Norway Plains Associates, stated there is a right-of-way to the lot on Sampson Road, however access would be taken off the Ten Rod Road. He discussed the plans that were being viewed on the screen that included grading, drainage, a cross section of the swale, and other items.

Mr. Behrendt stated the department has received the checklist, and no waivers have been requested. He stated staff recommends approval as stated in the recommendations.

Mr. Powers opened the public hearing. No one came forward.

A motion was made by Mr. Dews and seconded by Mr. McCallion to approve this application as presented. Motion carried unanimously.

Proposed Amendments to City of Rochester Site Plan and Subdivision Regulations – various amendments to standards and process

Discussion of the Proposed Amendments Site Plan Regulations included:

Sections 5, A, D, and E, and Section 6, D, F, and I.

Discussion of the Proposed Amendments Subdivision Regulations included:

Sections 4, 4.1, Section 5, 5.1, 5.2, 5.3, 5.4, 5.12, 5.13, and 5.14. Sections 6, 6.1, 6.3, and 6.9, Section 7, 7.3. Also discussed were Table 5-1 (Street Cross-Section Design Standards) and Table 5-1 (Street Alignment Design Standards).

Mr. Behrendt stated he would try to have corrections made by the March 10th meeting.

A public hearing is proposed for the March 24th meeting.

Other Business

Board members briefly discussed recommendation for modification for the 56 lot, Pinewood Subdivision on Ten Rod Road, Case # 221-48-A-05.

A motion was made Mr. Fontneau and seconded by Mr. Dews to approve the modification prior to a Certificate of Occupancy. Motion carried unanimously.

Other business included discussion and language concerning the Raven Subdivision waiver for the run off.

Mr. Powers stated public hearings, discussing Subdivision Regulations, have been scheduled for March 3, and March 17, April 10, and April 29. Meeting time is 6:30 at the Rochester Public Library.

Adjournment

A motion was made Mr. Healey and seconded by Mr. Healey to adjourn at 8:40 p.m. Motion carried unanimously.

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)