

**CITY OF ROCHESTER
Planning Board**

Monday, April 7, 2008 at 7:00 p.m. (regular meeting)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved April 21, 2008)

Members Present

A. Terese Desjardins, *Chair*
Lance Powers, *Vice Chair*
Tom Abbott
Alan Dews
Richard Groat
Rick Healey
Thomas McCallion
John David Meader

Members Absent

Tim Fontneau, *Secretary* (Excused)

Alternates Present

Eugene McCarthy
Lawrence Spector
Ray Varney

Staff: Kenn Ortmann, Director of Planning
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.

Communications from the Chair

Ms. Desjardins appointed Mr. McCarthy as voting member for Mr. Fontneau.

Ms. Desjardins introduced and welcomed two new members to the Board. Richard Groat, who was appointed by the City Council as a regular member and Larry Spector as a new alternate member.

She stated the Board had a mini retreat at 5:30 to 6:45 this evening in the Council Chambers. There would be another meeting on April 21st at 5:30 to 6:45 to continue discussion on the impact fee schedule. The public is welcome to attend however they would not be able to take part in the Board's conversations, they could just listen.

Ms. Desjardins stated whenever they have new members she likes to let the new members know some of the "norms" that were discussed at a retreat they had back on October of 2006. She stated they have retreats three or four times a year. She stated as a Board they decided to come up with some "norms" that included staying on task, being respectful of other Board members, applicants, staff, the City itself, and any citizens that come to the meetings. The Chair would recognize each Board member before they speak, and to be agreeable to the consensus of the Board.

Ms. Desjardins stated the following applicants had requested postponement.

Continued Application

Item "A" Newland Development Association, 103, 105 & 107 Milton Road. (by MHF Design Consultants, Inc., Frank C. Monteiro, PE). Preliminary (design review) site plan to consolidate 3 existing parcels of land and build a new 14,622 square foot freestanding Rite Aid Pharmacy with drive-up window. Case # 210-40-41, 42-B2-08 (PH). Postponed to June 16, 2008.

Item "B" Mary M. Witherell Rev. Trust, 235 Chesley Hill Road. (by Norway Plains Associates) 2-lot subdivision. Case # 137-4-R1-08 (PH). Postponed to May 19, 2008.

Item "C" Rose Realty, LLC/Robert Diberto, 14 Spruce Street (by Norway Plains Associates) 2-lot subdivision. Case # 120-219-R2-08 (PH). Postponed to April 21, 2008.

Item "D" G & L Investments, LLC, Donald Gagnon / Rochester Truck, Undeveloped lot on easterly side of Rte. 125/Calef Highway (by Norway Plains Associates) Site plan for new storage and display area Case # 262-28-B2/I3-08 (PH). Postponed to May 5, 2008.

Approval of minutes for March 24, 2008 workshop and March 27, 2008 retreat.

A motion was made by the Mr. Healey and seconded by Mr. McCarthy to approve the minutes of March 24, 2008 workshop. Motion carried unanimously.

A motion was made by the Mr. Abbott and seconded by Mr. McCallion to approve the minutes of March 27, 2008 retreat. Motion carried unanimously.

Mr. McCarthy stated he just realized the attendance for the March 24 workshop was incorrect. He stated he was not absent. Mr. Varney stated he was also not absent.

A motion was made by the Mr. Healey and seconded by Mr. McCarthy to amend the motion to include those corrections. Motion carried unanimously.

Consent Agenda:

A. Charles & Nancy Gerrish, 374 Cross Road. (by Norway Plains Associates). 2-lot subdivision. Case # 203-10-A-08 (PH)

Ms. Desjardins opened the public hearing. No one came forward.

Board members and Mr. Behrendt briefly discussed the waivers.

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

B. NH Northcoast Corporation, Summer Street & Stillings Court. (by Norway Plains Associates). 2-lot subdivision. Case # 112-3 & 120-425-B2-08 (PH)

Ms. Desjardins opened the public hearing. No one came forward.

Board members, Mr. Behrendt, and Mr. Nickless, briefly discussed condition 1a, (the 20 foot wide easement along the southwesterly boundary of lot 112-3).

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

New Applications/Amendments:

A. Homeless Center for Strafford County, 20 Columbus Avenue. (by Norway Plains Associates). 2-lot subdivision. Case # 117-18-B1 / R2-08 (PH)

Art Nickless, Norway Plains Associates, gave a brief history of the Encore Shoe building. He discussed parking, leasing / purchasing the lot, short term housing, fire access, and other items and issues.

Mr. Behrendt stated staff recommended approval as stated in the recommendations.

Board members discussed the emergency vehicle access, extra parking spaces, leased land, the driveway, and other items and issues.

Ea Ksander, Community Development Specialist for the City of Rochester, stated a 2-unit, duplex, modular home was donated to the homeless shelter for Strafford County in 2007. She further discussed the transitional housing opportunities for the families that were spending their winters in the transitional shelter. She discussed the process and the donated lease of a home that Waste Management owns that had been used for housing their employees. She stated the City Manager had instructed the City Assessor to examine city parcels to see if there was any City owned land that would be appropriate for this kind of use, and the density of the 2 units. She stated no parcels were found that would be appropriate for this. She discussed liability, the Encore building, conversations with Karl VanAsselt, of the Housing Authority, and other items and issues.

Board members, and Ms. Ksander discussed the use of the units, and the language for an “office modular”.

Ms. Ksander stated it is her understanding it would only be used for families.

Mr. Behrendt stated “office modular” is just general language, and this would have to be approved by the Code Enforcement Officer. He stated modular housing is accepted in the R2 zone but manufactured / mobile homes are not.

Board members and Mr. Behrendt, briefly discussed Minor Site review, and how and where the unit would be placed on the lot.

Ms. Desjardins opened the public hearing.

Laurice Haddad, owner of one of a three-apartment building on Pleasant Street, she stated does not live in Rochester, she lives in Derry. She stated she is against this homeless shelter because it would make her property value go down and probably make her tenants move.

Mr. Varney told Ms. Haddad he believes she may have a misconception as to what a homeless shelter is in a major City, and what is being proposed here. He stated this is not a home for transients. There would not be people in and out of those units on an hourly or nightly basis. They would be families that would temporarily be there while the City or other agencies work with them to find them housing. This would not be the kind of shelter you would find in Boston or other major cities.

Ms. Desjardins and Ms. Haddad discussed how long (up to 2 years), how many families might live there, and what happens after the 2 years.

Ms. Haddad stated she would like to have conformation in writing. Ms. Desjardins stated all she (Ms. Desjardins) could say is what was presented here tonight. Ms. Haddad stated she is still against it.

Mr. Nickless stated the Housing Association is usually the first to get calls when a family gets burned out. They have had many families that have stayed in transitional housing while their houses were being rebuilt or they found another place to live. He stated center is a better word to use than shelter. Shelter is not what this is intended to be.

Eugene Christadore, 13 Pleasant Street, stated he is also against this; he lives right next door to the lot in question. He gave a brief history of the lot where Encore Shoe was. He stated this is not the type of neighborhood for a homeless center. He stated there are empty apartments in the Encore Shoe building, why couldn't they use that building for transitional property. He discussed selling his property and stated he would lose property value. He stated this is residential property not commercial property.

Ms. Desjardins stated this would be a residential facility; transients would not be living there. The Board could only deal and address what has been presented at this meeting.

A motion was made by Mr. Powers and seconded by Mr. Meader to close the Public Hearing. Motion carried unanimously.

Mr. Nickless stated it is unfortunate that this kind of stigma falls upon people who have to have transitional housing, that somehow they are classified as lower class citizens than the rest of us.

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

Board members, and Mr. Nickless briefly discussed the fire access.

B. Kel-Mar LLC, Cross & Betts Roads. (by Berry Surveying & Engineering). Redesign of original 17 lot subdivision Case # 203-25-A-08

Chris Berry, Berry Surveying & Engineering gave a brief history of the original design. He discussed the bids they had received for the cost of blasting. He discussed the upper and lower road, a better drainage design, the impact proposal, cuts and fills, a loop road which would not be feasible, lot grading, blasting the road, liability for an AMC Trail System, a large cul-de-sac, the boundary lines, and other items and issues.

Mr. Behrendt briefly discussed the closeness of the lots, the cul-de-sac, having larger lots, frontage, a connecting footpath, liability and maintenance, and other issues and items.

Board members and Mr. Berry briefly discussed sidewalks, connection of the cul-de-sac, open drainage, walkway into the open space, a larger and open cul-de-sac, a zigzag walkway because of the steep grade, drainage issues, and other issues and items.

The Preliminary application was closed. It is unknown when Mr. Berry would be coming back with a new application.

Other Business:

No other business was discussed.

Adjournment:

A motion was made Mr. McCallion and seconded by Mr. Healey to adjourn at 8:05 p.m. Motion carried unanimously.

Respectfully submitted,

Madeleine Carter, Secretary
(These minutes were transcribed from notes)