

CITY OF ROCHESTER

Planning Board

Monday, April 21, 2008 at 7:00 p.m. (workshop)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved May 5, 2008)

Members Present

A. Terese Desjardins, *Chair*

Tim Fontneau, *Secretary*

Lance Powers, *Vice Chair*

Tom Abbott

Alan Dews

Richard Groat

Rick Healey

John David Meader

Members Absent

Thomas McCallion (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. Spector as voting member for Mr. McCallion.

Ms. Desjardins held up the Fosters newspaper with a picture and article about an entertainment complex that is going to be opening in the old Gonic Mill. She asked Kenn Ortmann, Planning Director what he knew about it.

Mr. Ortmann stated he does not know much about it. He stated last week some concerned citizens came forward inquiring about it. He stated staff told those citizens that no application had come into the office for a club. He stated someone did come in with a letter of intent and was told that type of use would require a variance. Staff has not seen anything else. It is unlikely for them to open that business in June or July since it is likely they will need both Zoning Board of Adjustment and Planning Board approvals. He stated those individuals

probably do not know they have to go through the process like everyone else. Abutters will also have to be notified when and if they come in with an application.

Ms. Desjardins stated the Board had another retreat at 5:30 this evening on the impact fees another meeting would be held on May 5th in the Council Chambers at 5:30. The public is welcome to attend, however only Board members would be speaking.

Opening Discussion / Comments
Public Comment / Discussion of general planning issues

No comments or discussions.

Approval of minutes for April 7, 2008 retreat and regular meeting

Ms. Desjardins stated on page 2 of the retreat minutes there should be an “s” on the word get.

A motion was made by Mr. Powers and seconded by Mr. Spector to approve the minutes of April 7, 2008 retreat minutes with the change as noted. Motion carried unanimously.

A motion was made by Mr. Powers and seconded by Mr. Healey to approve the minutes of April 7, 2008 regular meeting. Motion carried unanimously.

CONTINUED APPLICATIONS:

A. Rose Realty, LLC/Robert Diberto, 14 Spruce Street (by Norway Plains Associates)
2-lot subdivision. Case # 120-219-R2-08 (PH)

Art Nickless, Norway Plains Associates, briefly discussed the conditions of approval, the site walk, extension of the water line, an easement for plowing and turning around, and paving the road.

Mr. Ortmann stated staff recommended adding a precedent condition at the end of 2g (viii) as stated in the recommendations. He stated staff also recommended eliminating general and subsequent condition number 1.

Board members and Mr. Ortmann briefly discussed condition 2g, viii.

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

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

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

B. Great Woods Development, LLC (formally known as Steve Miller (Copp Trust), 597 Salmon Falls Road. (by Norway Plains Associates). 46-lot subdivision. Case # 224-321, 324, 328-A-07 (PH)

Art Nickless, Norway Plains Associates, gave a brief update. He stated this has been sent to CLD and to the State for approval. He discussed the plans that were being viewed on the screen that included drainage improvements along Salmon Falls Road from Portland Street to the entrance to Tara Estates that include, 3 cross culverts, replacing / relocating the cross culverts, removal of about 30 trees from the ditch line, a 2-foot shoulder, a 3 to 1 slope to the ditch, as well as road construction on the site. He stated it would cost about \$1.50 a foot for a sidewalk along Salmon Falls Road and that this project cannot support the entire cost. He discussed the drainage easement and curbing. He stated the developer is willing to do the drainage.

Mr. Ortmann stated the Construction Adverse Effect Mitigation Program information and drainage report were received today. When Mr. Behrendt returns from vacation he will decipher this new information and send whatever needs to be sent to the Board.

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

Board members, and Mr. Nickless discussed the drainage, small cul-de-sac vs. larger ones, off-site sidewalks, phasing the project, accelerating the plans, off site improvements, where the bus might be picking up the school children, and speaking to the TRC members about the bus stop.

The consensus of the Board was to support the plan for the Salmon Falls Road drainage improvements.

Mr. Ortmann and Mr. Nickless discussed the differences between construction and planning phases for the project.

This application was continued to the May 19, 2008 workshop.

Other Business

No other business.

Adjournment

A motion was made Mr. Healey and seconded by Mr. Spector to adjourn at 7:30 p.m. Motion carried unanimously.

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)