

**CITY OF ROCHESTER**  
**Planning Board**  
Monday, May 5, 2008 at 7:00 p.m. (regular meeting)  
**City Council Chambers**  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved May 19, 2008)*

Members Present

Lance Powers, *Vice Chair*  
Tim Fontneau, *Secretary*  
Tom Abbott  
Alan Dews  
Richard Groat  
Rick Healey  
Thomas McCallion  
John David Meader

Members Absent

A. Terese Desjardins, *Chair* (Excused)

Alternates Present

Eugene McCarthy  
Lawrence Spector  
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.

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**Communications from the Chair**

Mr. Powers congratulated Michael Behrendt, Chief Planner, for winning first place in the Dancing with the Seacoast Stars on Friday night.

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**Approval of minutes for April 21, 2008 meetings:**

**A. Planning Board Retreat on Impact Fees**

*A motion was made by the Mr. Abbott and seconded by Mr. Meader to approve the retreat minutes on impact fees of April 21, 2008. Motion carried unanimously.*

## B. Planning Board Workshop

*A motion was made by the Mr. Meader and seconded by Mr. Powers to approve the workshop minutes of April 21, 2008. Motion carried unanimously.*

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### Consent Agenda:

Mr. Behrendt explained how the consent agenda is put together. The public hearing was opened for item B. No one came forward.

- A. Warner Knowles, 301 Washington Street** (by Jones & Beach Engineers). Extension to (June 30, 08) meet precedent conditions for 3-lot subdivision. Case # 247-22-A-07.
- B. Snyder Builders LLC, 57 Betts Road** (by Berry Surveying & Engineering). Lot Line Revision. Case # 203-29-1 & 2-A-08 (PH)

*A motion was made by Mr. Power and seconded by Mr. Meader to approve these two applications. Motion carried unanimously.*

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### Continued Applications:

- A. 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)

Art Nickless, Norway Plains Associates, gave a brief update. He stated the Mobile Homes access has changed. He discussed the back entrance, waiting on CLD comments. He stated they have received positive feedback from the Isinglass River Local Advisory Committee.

Mr. Behrendt stated Staff recommended acceptance as complete, and continuance to May 19, 2008.

Board members and Mr. Nickless briefly discussed the landscaping plans.

Mr. Powers opened the Public Hearing. No one came forward.

*A motion was made by Mr. Varney and seconded by Mr. Dews to accept this application as complete. Motion carried unanimously.*

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

This application was continued to May 19, 2008.

## **New Applications/Amendments:**

### **A. J & T Trust, 25 Norway Plains Road.** (by Norway Plains Associates). 3-lot subdivision. Case # 215-15-R2-08 (PH)

Art Nickless, Norway Plains Associates, briefly discussed the approved site plan. He stated the applicant has decided this would be more marketable if these were separate lots. Each lot would have separate water and sewer service. He discussed clarifying what might be done with the site plan, language for the cross easement, and other minor items.

Mr. Behrendt stated the conclusion of the Staff would be to render the former site plan null and void. He stated if both of these become active it could become a confusing situation.

Mr. Nickless asked could it be made clear in the Notice of Decision that once the plans are certified and recorded the site plan would just go away, it could then be tied in with the certification to this subdivision plan.

Mr. Behrendt, and Mr. Nickless briefly discussed issues with the site and subdivision plan.

Mr. Behrendt discussed adding language in precedent condition 1a "certifying the plat" then the site plan would be null and void. Also adding if a building permit is pulled on the site plan prior to the subdivision then the subdivision would be null and void.

Board members, Mr. Behrendt, and Mr. Nickless discussed the subdivision and site plan, creating complications, correlation between the subdivision plan and the site plan, move precedent condition #4 to a subsequent condition and tie it to the Certificate of Occupancy, remove 2<sup>nd</sup> sentence in precedent condition #4, and keep the original site plan and tie it in with the subdivision.

Mr. Powers opened the Public Hearing. No one came forward.

*A motion was made by Mr. Fontneau and seconded by Mr. Meader to accept and approve this application subject to the discussed stipulations. Motion carried unanimously.*

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### **B. Albany International Techniweave, Inc., 112 Airport Drive** (by Norway Plains Associates). Site plan to add 65 spaces to parking lot. Case # 243-21-12-08 (PH)

Art Nickless, Norway Plains Associates, briefly discussed the wetland crossing, the drainage as part of the original design, and receiving Conservation Commission approval for the Conditional Use.

Mr. Behrendt stated Staff recommended 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. Groat to approve this application and close the public hearing. Motion carried unanimously.*

**C. Casaccio RE Holdings, LLC, Rochester Toyota / Dodge, 56 Farmington Road**  
(by Civil TakeOffs LLC). Site plan for 5,125 square foot addition and renovations to  
current automobile sales and service facility. Case # 216-6 & 7-B2-08 (PH)

Kevin Hayes, Civil Takeoffs, LLC, discussed highlights of the site, which included but were not limited to removing the existing show room, increasing the building size, and the drive in service area. He discussed the plans that were being viewed on the screen that included the new and old building, the fire hydrant, the new sewer service, electric and cable to go underground, reshaping the island, handicap parking and landscaping.

Chuck Moretti, Construction Management, stated this dealership is family owned and family friendly. He discussed the plans that were being viewed on the screen that included the construction of the building, which would be timber and steel, the architecture, the columns, vertical posts, a flat metal deck, the building interior, indirect inside lighting, and the service entrance.

Mr. Behrendt briefly discussed Staff recommendations.

Mr. Behrendt, and Mr. Moretti discussed the architectural design and whether or not to include a fence.

Mr. Moretti stated there would not be any traffic impact, and the glass on the building would be slightly tinted with low reflectivity.

Mr. Hayes briefly discussed installing what is called "structural turf" for the front lawn.

Mr. Moretti stated the building would be a custom design, and would have more visibility from the road.

Mr. Powers opened the Public Hearing. No one came forward.

*A motion was made by Mr. Powers and seconded by Mr. Groat to continue this application to the May 19, 2008 meeting. Motion carried unanimously.*

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**Other Business:** No other business conducted.

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**Adjournment:**

*A motion was made Mr. Dews and seconded by Mr. Meader to adjourn at 7:45 p.m. Motion carried unanimously.*

Respectfully submitted,

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