

**CITY OF ROCHESTER
Planning Board**

Monday, June 16, 2008 at 7:00 p.m. (workshop)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867
(These minutes were approved July 7, 2008)

Members Present

A. Terese Desjardins, *Chair*
Lance Powers, *Vice Chair*
Tim Fontneau, *Secretary*
Alan Dews
Richard Groat
Rick Healey

Members Absent

Tom Abbott (Excused)
Thomas McCallion (Excused)
John David Meader (Excused)

Alternates Present

Lawrence Spector
Ray Varney

Alternates Absent

Eugene McCarthy (Excused)

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 appointed Mr. Spector as voting member for Mr. Meader.

Communications from the Chair

Ms. Desjardins stated the next retreat would be on June 23rd from 6 to 8 pm, the topic for that meeting would be determined at the meeting. Mr. Powers will let everyone know the location of the meeting when he finds out where it could be held which would be either the Council Chambers or the Lecture Hall at the Police Station.

Public Comment

Presentation on cemeteries in Rochester and recognition of Norway Plains Associates, Inc. for assistance with identifying cemetery locations.

Richard Longo, City of Rochester Cemetery Historian, gave a short PowerPoint presentation about cemeteries in Rochester, which included but was not limited to researching the grave of ADA James Ramsbottom 1828-1867. He stated he has physically located 125 verified burial grounds and cemeteries. He stated Art Nickless, Norway Plains Associates, volunteered and said he would be happy to locate burial grounds in Rochester by way of his GPS system. Mr. Longo thanked Mr. Nickless, and his firm for their assistance in precisely locating various cemeteries throughout the City. Mr. Nickless has saved him 2 or 3 years of work. He stated these people have helped him more than they would ever know.

Discussion of general planning issues

No discussion.

Approval of minutes for June 2, 2008

A motion was made by Mr. Powers and seconded by Mr. Spector to approve the minutes of June 2. Motion carried unanimously.

CONTINUED APPLICATIONS:

A. Russell C. Howard, Dry Hill Road (by Norway Plains Associates). 2-lot subdivision. Case # 247-20-1-A-08 (PH)

Art Nickless, Norway Plains Associates, stated the plans speak for themselves. He stated he had also forwarded the approved plans from the Zoning Board of Adjustment meeting of 3 years ago.

Mr. Behrendt stated Staff has recommended approval of this application as stated in the recommendations. All sign offs have been completed.

Board members and Mr. Behrendt discussed not giving this driveway a street name because it is not a street. Also discussed were the proposed right-of-way and access to the lot in the back.

Ms. Desjardins opened the public hearing.

Katherine Powell, Dry Hill Road, stated her concerns include the back lot being landlocked, access to the second lot, and other items, which were brought up at the previous meeting. She wanted to know what would happen to that landlocked area and how it would be dealt with.

Ms. Desjardins stated landlocked is landlocked, that is it. The Zoning Board of Adjustment gave the variance; the Planning Board had nothing to do with it.

Ms. Powell asked about emergency vehicles going in there. Ms. Desjardins replied the Fire Department has looked at this application and has signed off on it as well as all the other departments.

Mr. Behrendt briefly discussed the plans that were being viewed on the screen that included the easement for the lots. He discussed a condition that the applicant would sign a letter of indemnification to protect the City.

Douglas Annis, Dry Hill Road, stated he is disappointed in the whole system. He stated they have created a landlocked property. He stated Mr. Howard does what he wants and gets it.

Board members discussed briefly discussed the approved variance of 3 years ago.

Ms. Desjardins asked Mr. Nickless if Mr. Howard understands the parcel in the back would be landlocked. Mr. Nickless replied yes.

Mr. Nickless stated this application is exactly what the Zoning Board of Adjustment approved and explained the approved variance.

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

A motion was made by Mr. Powers and seconded by Mr. Healey to approve this application with the condition this is no formal street and the City would not be responsible of ownership or services which include no trash pickup. Motion carried unanimously.

B. 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)

Frank Monterio, MHF Design Consultants, Inc., passed out exhibits to Board members. He stated they were revised preliminary plans. He discussed concerns of the traffic, activity on Denali Drive, and having a deeded entrance on Denali Drive. He discussed the plans that were being viewed on the screen that included explanation of the alternative site plan that he passed out, access and signage. Another view of another plan included the proposed traffic pattern, buffers to the south, a 6 foot stockade fence, landscaping, the southern portion of the site, parking, light pollution, trash location and other items. He discussed the Arial photo of the existing and proposed conditions.

Ms. Desjardins thanked Mr. Monterio for the way he presented this informational presentation.

Mr. Behrendt discussed recommendation to endorse the gated access and other items and issues.

Board members discussed the truck access, removal of trees and other items and issues.

Ms. Desjardins opened the public hearing.

Matt Wilkinson, 16 Denali Drive, stated he was not opposed to this project, however he is concerned the gate would not stay locked. He stated the traffic pattern could be arraigned so there would be no access on Denali Drive. He stated changing the traffic pattern could easily be done.

Martha Bertsimas, Kodiak Drive, stated she is concerned about the traffic, the trucks, not enforcing keeping the gate locked, the noise, hours of operation, lighting, the number of parking spaces, drainage issues, and having some kind of buffer from loiters.

Mark Sullivan, Denali Drive, stated he still opposes access to Denali Drive. He would like to see some assurance the gate would stay closed. He discussed drainage issues, and asked that demolition plans should be thought about also.

Laura Fulmer, 25 Kodiak Drive, stated she is concerned with parking and snow removal on Denali Drive.

Ms. Desjardins stated this is just the preliminary stage. More information would be forthcoming.

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

Board members discussed changing direction of the loading dock, having one access, using smaller trucks, marking the center line on Denali Drive, a conditional use, the drainage pond, moving the detention pond, and other items and issues.

It was the consensus to eliminate access on Denali if at all possible.

A motion was made by Mr. Dews and seconded by Mr. Healey to close the public hearing and the preliminary review. Motion carried unanimously.

Mr. Monteiro stated they would come back when they have a completed application to present to the Board. The abutters would also be re-notified at that time.

Presentation by Energy and Sustainability Committee

Tobias Marquette, Committee Chair, stated Mayor John Larochelle put this Committee together. Mr. Marquette gave a Power Point presentation on topics that included; the goal of presentation, taking the New Hampshire carbon challenge, what is the greenhouse effect, health impact, warming trend consequences, climate change, RSA 672:1 declaration of

purpose (of Planning and Zoning), 674:17 purpose of Zoning Ordinances, 674:21 innovative land use controls, adopted program in Epping, New Hampshire, Eppings program, mandatory or voluntary, types of potential incentives, recommended incentives for Rochester, LEED background and City projects.

Ms. Desjardins suggested he introduce this Power-Point presentation to the City Council once they are through the budget process.

Board members discussed and agreed, when other projects and ordinances are finished, they could then look into Mr. Marquettes proposals.

Ms. Desjardins thanked Mr. Marquette for his informative presentation.

Other Business

Discussion concerning the impact fees was held.

A motion was made by Mr. Fontneau and seconded by Mr. Dews to table discussion of the impact fees. Motion carried unanimously.

A vote was taken to table further discussion of the impact fees schedule and passed 4 to 3.

Four members in favor of tabling: Mr. Powers, Mr. Fontneau, Mr. Dews, and Mr. Groat.
Three members opposed tabling: Ms. Desjardins, Mr. Healey, and Mr. Spector.

Adjournment

A motion was made Mr. Healey and seconded by Mr. Fontneau to adjourn at 9:00 p.m. Motion carried unanimously.

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)