

**CITY OF ROCHESTER
Planning Board**

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

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved August 4, 2008)

Members Present

Lance Powers, *Vice Chair*

Tom Abbott

Alan Dews

Richard Groat

Rick Healey

John David Meader

Members Absent

A. Terese Desjardins, *Chair* (Excused)

Tim Fontneau, *Secretary* (Excused)

Thomas McCallion (Excused)

Alternates Present

Eugene McCarthy

Ray Varney

Alternates Absent

Lawrence Spector (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).

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

Mr. Powers appointed Mr. McCarthy as voting member for Mr. Fontneau.

Communications from the Chair

Mr. Powers stated under opening Discussion/Comments Item "B" Discussion of general planning issues – Natural Resources Chapter of the Master Plan would be discussed at the end of the meeting.

Public Comment

Mr. Powers opened the public hearing. No public comments.

Approval of minutes for July 7, 2008

Mr. Healey stated on page 4 the motion to approve that extension was made by Mr. Abbott and seconded by him. Also the word “coarse” pavement should be replaced with the word “permeable” pavement.

A motion was made by Mr. Healey and seconded by Mr. Abbott to approve the minutes of July 7, 2008 with changes as stated. Motion carried unanimously.

Consent Agenda:

Mr. Behrendt explained how the consent agenda is put together, and stated the applicants requested a postponement to August 4th for items “D”, and the Steve Miller project.

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

A. O. L. Development, Inc. (Thompson Center Arms), 400 North Main Street.

Modification to an approved site plan to retain 1,904 square foot modular office unit.
Case #114-2-I2-05

Mr. Varney stated he would recommend the five-year limitation be removed and approve the modular unit as a regular Site Plan.

A motion was made by Mr. Healey and seconded by Mr. Meader to approve the modification to make it a permanent structure and not just a temporary structure with no particular time frame. Motion carried unanimously.

B. The Flatley Company, Washington Street (opposite Shell station). Modification to an approved site plan for Staples and other tenants for automated teller machine and reconfiguration of portion of parking lot. Case # 123-78-B1- 07

C. Frisbie Foundation / Rochester Hill Family Practice, 245 Rochester Hill Road.

Modification to approved site plan for handicap sidewalk and ramp for medical office building. Case # 243-38-1 & 39-1-H-06

A motion was made by Mr. Abbott and seconded by Mr. Meader to approve items B, and C in the consent agenda. Motion carried unanimously

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

E. KPRP LLC, 159 Milton Road - vacant parcel just north of Saks Mobile Home Park (by Berry Surveying & Engineering) 5-lot subdivision. Case # 205-211 & 212-A-08 (PH)

Items D & E were postponed to the August 4, 2008 meeting.

CONTINUED APPLICATIONS:

Steve Miller, 139 Flagg Road (by Norway Plains Associates). Preliminary (conceptual) 8-lot subdivision. Case # 259-29-A-08 (PH).

Art Nickless, Norway Plains Associates, stated he has submitted updated plans. He stated the applicant would like a postponement to the August 18 workshop meeting, and to work with the TRC, in particular with Tom Willis, Public Works Department, concerning sending this to CLD for review.

Mr. Behrendt stated there are no particular concerns. He recommended closing the preliminary application and the public hearing.

Board members and Mr. Nickless discussed drainage on Flagg Road, the seasonal and high water table, a 65 foot cul-de-sac, increasing the width of the roadway, excavation on the steep hill, gravity fed sewer line, and pervious pavement.

A motion was made by Mr. Dews and seconded by Mr. Meader to close the public hearing and the preliminary application, and to allow Mr. Willis to decide whether or not this should go to CLD for review. Motion carried unanimously

Abutters would be notified of the next meeting.

Discussion of general planning issues – Natural Resources Chapter of the Master Plan

Board members discussed implementing the outreach strategy plan in item GR1 and how it might be accomplished.

Ea Ksander, Community Development Specialist, stated the sense of the recommendations and who is the responsible party could come from a couple of places. Since the chapter originated through the Conservation Commission they are likely to have the greatest interest to see some of these potential changes made or education done, or to work with other groups. The vision was for it to be a combination of subcommittees of the Conservation Commission, or ad hoc groups that might be formed to do a specific set of recommendations, citizens groups or the Planning Board, that might get together.

Board members, and Mr. Behrendt discussed the topography issues, chapter 50 in the regulations, and item TP3.

Board members discussed items 4.6, SI1 on page 14; page 17 trees, and using references from this part of the country not California; table 10, economic contributions on page 18. Also discussed were item 5.5 on page 24, which included FR6, 7, and 8. Board members discussed the front landscape buffer, scenic roads, section 7.0 invasive species, items W11 & 12 on page 103, and trees on City property. Also discussed were limitations, and reworking the master plan. Board members discussed item 1.1 on page 1, item 3.1 on page 8, removing the word regulatory and not removing the word regulatory, and defining the word regulation.

Mr. Powers and Mr. Behrendt encouraged the Board to read the document and make suggestions.

These discussions would be continued to the August 4, 2008 regular meeting.

Other Business

Board members and Mr. Behrendt briefly discussed the Angelo project on Wakefield Street.

Also discussed was an email from Officer Burke, Rochester Police Department concerning issues with accidents in parking lots.

Mr. Varney stated he would like Officer Burke to let the Board know which parking lots he is referring to so the Board would not make the same design for someone else's project.

Mr. Dews asked Mr. Behrendt to give them an updated status concerning the multi-family units on Lupine Lane and realigning Chamberlain Street.

Adjournment

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

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)