

CITY OF ROCHESTER
Planning Board
Monday, February 2, 2009 at 7:00 p.m. (regular meeting)
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved February 23, 2009)

Members Present

A. Terese Desjardins, *Chair*
Tim Fontneau, *Vice Chair*
Nel Sylvain, *Secretary*
Tom Abbott
Richard Groat
Rick Healey
John David Meader

Members Absent

Eugene McCarthy (Excused)

Alternates Present

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).

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

Communications from the Chair

Ms. Desjardins stated the electronic sign committee will be meeting in the Council Chambers February 5th.

Ms. Desjardins stated the following items have been postponed to February 23, 2009:

Consent agenda item "A" NH Northcoast Corporation & City of Rochester, Wallace Street (by Norway Plains Associates). Lot Line Revision. Case # 120-321 & 306-13-09 (PH)

Continued agenda item, "B" Steve Miller, 139 Flagg Road (by Norway Plains Associates). 7-lot cluster subdivision. Case # 259-29-A-08.

Approval of minutes for January 26, 2009

A motion was made by the Mr. Sylvain and seconded by Mr. Healey to approve the minutes of January 26, 2009. Motion carried unanimously.

Consent Agenda:

B. Merrick & Ralph Lane, 10 Little Falls Bridge Road. (by Norway Plains Associates). 2-lot subdivision. Case # 216-14-A-09 (PH)

Board members and Mr. Behrendt discussed the lots tying into City water. Also discussed were items on page 4 which included, leaving out the first sentence in condition 2a, removing item 1e concerning the checklist, keep the words “shed must be physically removed” and delete the second part of item #3.

A motion was made by Mr. Healey and seconded by Mr. Abbott to approve this application with changes as stated.

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

A motion was made by Mr. Healey and seconded by Mr. Abbott to close the public hearing.

Motions carried unanimously.

Continued Applications/Modifications:

A. Highfield Commons Planned Unit Development, Route 202. Phase I subdivision and Phase II multifamily development. Case #237-3,5,6,8-A-02

Ms. Desjardins stated because the applicant has not arrived the meeting is postponed to the February 23, 2009 meeting.

C. James Stock, Jr., 11 Jarvis Avenue (by Norway Plains Associates). Preliminary (conceptual) application for mini-storage units – revised preliminary design submitted. Case #215-62-12-08.

Art Nickless, Norway Plains Associates, discussed the latest layout, comments and recommendations from Dori Wiggin, New Hampshire DES. He discussed the plans that were being viewed on the screen that included the wetlands, impervious and pervious pavement. He also briefly discussed comments and recommendations from the TRC meeting. He discussed the plans that were being viewed on the screen that included encroaching pavement, conditional uses, Heath Bog, avoiding direct run off, one-way access, the 25-foot buffer, and other items.

Mr. Behrendt stated the plan looks good. He also discussed sending this to CLD for review.

Board members and Mr. Nickless discussed the side setbacks, and other items.

Mr. Nickless stated they would rather have input from UNH instead of CLD.

Board members and Mr. Nickless discussed the pervious pavement, the size of the storage units, weight limits on the surface, snow removal, hauling away some of the snow, having no salt or sand on the pervious surface.

The applicant will resubmit a formal application when they are ready.
This may be placed on the March 16th workshop agenda if submitted then.

New Applications:

Michael & Janet Berube, 356 Washington Street. (by Norway Plains Associates). Site plan for second hand/antique shop and outside display. Case # 250-15-A-09 (PH)

Art Nickless, Norway Plains Associates, discussed a bit of history of the property as far back as the 1970's. He stated the reason this has come before the Board is because someone complained they were running a business there. He stated when the Berube's went to Codes to get an application; Codes would not give them approval. He stated the Codes Department and Mr. Behrendt decided this should go before the Board. He discussed conditions for a special exception. He stated the Berube's have been granted a special exception and a variance.

Mr. Behrendt stated Staff has recommended approval as stated in the recommendations. He stated at the top of page 9 in the *note* area it says a building permit must be issued with 1 year is irrelevant and recommend deleting that. He stated in condition #2 that should be moved to a subsequent condition. He discussed putting a note on the plan clarifying the buffer area. He stated there has been some discussion in emails concerning what is appropriate in the display area.

Mr. Healey stated he has been out to this site many times long before this issue. He stated he believes the driveway and parking area are all gravel, which is good for the environment. He stated he knows the Berube's and he sees no issues with this. He stated he believes they would keep things as legal as possible at least to their knowledge. He stated he would recommend approval.

Board members and Mr. Nickless discussed the trees, the buffer, rewording item 1b to say "no parking allowed in the Route 202 right-of-way", putting in the conditions that the display of goods near that island would not in anyway block the site line, no one to enforce not parking on Route 202, and other items.

Mr. Nickless stated he has no problem putting a note on the plan that the owner shall insure there would be no storage of materials or vehicles on the right-of-way.

Board members agreed there should be that note on the plan.

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

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

*A motion was made by Mr. Fontneau and seconded by Mr. Meader to approve this application
with changes as discussed. Motion carried unanimously.*

Other Business:

No other business was discussed.

Adjournment:

*A motion was made Mr. Healey and seconded by Mr. Meader to adjourn at 8:45 p.m.
Motion carried unanimously.*

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)