

CITY OF ROCHESTER

Planning Board

Monday, April 6, 2009 at 7:00 p.m. (regular meeting)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(These minutes were approved April 20, 2009)

EXCERPT FOR COMPREHENSIVE SHORELAND EXEMPTION

Members Present

A. Terese Desjardins, *Chair (arrived at 8 PM; remained in the audience, meeting adjourned at 8:15 PM)*

Tim Fontneau, *Vice Chair*

Nel Sylvain, *Secretary*

Tom Abbott

Richard Groat

Rick Healey

Eugene McCarthy

John David Meader

Derek Peters

Alternates Present

Gloria Larochele

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).

New Hampshire Shoreland Protection Act. Application by City of Rochester for Exemption for Urbanized Areas under RSA 483-B: 12

Mr. Fontneau explained the application.

Mr. Behrendt explained the City's position on this, the zoning concerns, and the colored maps that included the different colors to identify zones B1, B2, Industrial, R1 and R2. He stated Staff would submit the Boards recommendations to the City Council and Staff would prepare an application package with background information for submission; then submit it to the State.

Board members discussed the definition of urbanization, and part of the definition should be the lot lines.

Mr. Varney explained the reason for this application.

Board members discussed the plans that were being viewed on the screen concerning the Salmon Falls River area map.

Discussions included:

- Starting at the Business zone (intersection of Autumn and Main Street) and ending at the end of the Agricultural zone on Weare Street.
- Granting variances
- Replacement of certain structures
- Tara Estates
- Starting at the right side of Penny Lane and ending on Weare Street.

Board members agreed with the last bulleted sentence.

Board members and Mr. Behrendt discussed the plans that were being viewed on the screen that concerned the Cocheco River area map.

Board members agreed to start at Quaker Lane in Gonic and end on the northerly end at the turnpike.

Board members unanimously agreed to recommend both plans as presented.