

CITY OF ROCHESTER
Planning Board
Monday, June 15, 2009 at 7:00 p.m. (workshop)
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved July 6, 2009)

Members Present

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

Members Absent

Eugene McCarthy

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).

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

Ms. Desjardins appointed Ms. Larochele as voting member for Mr. McCarthy.

Communications from the Chair

No communication from the Chair.

Public Comment / Discussion of general planning issues

No comments or discussions.

Approval of minutes for June 1, 2009

Ms. Desjardins stated on page 4, 3rd line down in item B, the word "do" should be after the word could.

A motion was made by Mr. Healey and seconded by Mr. Peters to amend the minutes of June 1, 2009 as stated. Motion carried unanimously.

- B. James Stock Jr., 11 Jarvis Avenue.** (by Norway Plains Associates). Site plan for three mini-storage buildings (total of 9,100 square feet). Case # 215-62-I2-08 (PH - closed)

Postponed to July 6, 2009.

Site Plan Applications:

- A. Fidea & Suzie Azouri Reality Trust, 172-174 Milton Road.** Site Plan to park a maximum of five trucks with trailers behind existing gas station for off site pickup and delivery business. Case # 205-127-B2-09 (PH)

Fidea Azouri, applicant, stated he went through the process for a Minor Site, which was bumped up to the Planning Board.

Ms. Desjardins stated the Board did receive information on the project and the size of the trucks.

Mr. Behrendt stated this is an established site. He discussed the intention of Mr. Azouri's application and the added use. He stated the new activity would be parking and storing of up to 5 vehicles / trucks with a maximum of 3 axles each on the truck and trailer which would be stored in the back of the building. He stated the Fire Department does not need access around the building. He stated Staff recommends approval as stated in the recommendations.

Board members discussed the use of the site, the pictures of the trucks that were presented, and if the trucks are owned by Mr. Azouri, and how many times the equipment might be moving in and out of the site.

Mr. Azouri stated he would be moving the equipment from point to point. He stated he just owns the one truck right now. He stated there might be 1 time a day or 1 day a week of moving the equipment in and out of the site, and he would be the owner of the trucks / vehicles, no other companies would own the trucks / vehicles.

Board members and Mr. Behrendt discussed there not being enough space behind the building to accommodate parking 5 trucks, the original plan, and other items.

Mr. Azouri stated he got the pictures of those trucks off the Internet just to show the Board what the trucks might look like. He stated there would be room for 2 more trucks besides his own.

Board members and Mr. Behrendt discussed the need for managing the parking spaces for employees and patrons.

Mr. Peters asked about the garage that is being constructed next door and if Mr. Azouri would be using some of that space for parking.

Mr. Azouri replied the garage has nothing to do with what he is doing.

Board members discussed the size of and the amount of vehicles / trucks, issue with parking in the front, and restricting the area to keep the parking in the back of the building so no more than 5 trucks / vehicles could be stored.

Ms. Desjardins stated the question the Board is wrestling with is the actual and physical location where the trucks / vehicle would be parked and physically limiting the space. She stated, if you are able to get 5 or 6 of them in there go right ahead but they would have to stay within wherever those lines were drawn and could not go over either side. She asked Mr. Azouri if that made any sense to him.

Mr. Azouri replied yes.

A motion was made by Mr. Sylvain and seconded by Mr. Healey to approve this application with the conditions as stated. Lines would be painted in the back on the pavement. No more than 5 trucks / vehicles including the trailer would be parked behind the building. Motion carried unanimously.

Ms. Desjardins stated Mr. Behrendt would work with Mr. Azouri as to exactly where the lines should be.

Discussion of Additional Proposed Amendments to the Historic District Ordinance.

Mr. Behrendt stated he emailed on Thursday the revised Historic District Ordinance. Copies have also been handed out. He gave a brief background and update of discussions.

Ms. Desjardins read a portion of the letter of support from the REDC (Rochester Economic Development Commission).

Mr. Sylvain discussed the meeting with three other Boards (Chamber, REDC, and the Main Street Committee members), which he stated went very well. He stated he is asking the Boards endorsement.

Board members and Mr. Behrendt discussed the endorsement from the REDC, emails from the Chamber of Commerce, and the Rochester Main Street, which Mr. Behrendt stated everyone was fine with.

Mr. Sylvain stated all three said they would get a letter of endorsement to the Council prior to the Council meeting.

Board members discussed if these changes were significant enough to require another public hearing.

Mr. Behrendt stated Dan Wensley, City Attorney, has reviewed this and said Attorney Wensley would be giving counsel at tomorrow night's meeting. He discussed what might happen at the meeting.

Board members discussed who might have the public hearing, and giving an endorsement.

A motion was made by Mr. Groat and seconded by Mr. Healey to endorse this with the proposed changes. Motion carried unanimously.

Ms. Desjardins asked Mr. Behrendt to send a letter to Council and email a copy of that letter to the Board.

Ms. Desjardins called a recess at 7:31, meeting resumed at 7:35.

Recognition of Dick Cane, Bob Steele, John Roche, Dick Longo, and Stephen Roy for their outstanding contributions in restoring the French Hussey Family cemetery on the new Staples site.

Mr. Behrendt thanked all for coming. He stated it was the Boards pleasure to invite the main parties for the two outstanding projects in Rochester, Rochester Crossing Shopping Plaza, and the Staples Retail Store. As part of the Staples project the French Hussey Cemetery was restored. All of these people up here tonight were involved in that. He recognized Richard Longo, Rochester's Historian, and Stephen Roy who were involved in restoring and installing the stone.

Ms. Desjardins stated the Board would like to honor everyone up here tonight for all the work they have done. She presented the following with plaques to:

- Richard (Dick) Cane, former Real Estate Manager for the Flatley Company, for his outstanding contribution to the City of Rochester the exemplary quality of the development of the Rochester Crossing Shopping Plaza project, the Staples Retail Store, and for his commitment for the preservation to the French Hussey Cemetery),
- John Roche, Chief Executive Officer of the Flatley Company and owner of the Staples site, for facilitation the development of two of the City's highest quality projects, the Rochester Crossing Shopping Plaza project, and the Staples Retail Store,
- Bob Steele, (former City Manager) for his fine contribution to the City of Rochester in facilitating the excellent quality of the Staples Retail Store and in fostering the preservation of the French Hussey Cemetery,
- Dick Longo (cemetery historian) for his critical role in rehabilitating the French Hussey Cemetery and his invaluable dedication in cataloging, protecting, and enhancing Rochester's sacred burial grounds, and

- Stephen Roy (owner of Stephen Roy Monuments & Markers, Rochester, NH) for his generous contribution in the rehabilitation of the French Hussey Cemetery and his extraordinary craftsmanship, which is on display throughout Rochester's beautiful cemeteries.

Ms. Desjardins stated on behalf of the Planning Board, it is people like you all who come in and do quality projects, help to facilitate in making sure things are done correctly to preserve our history here in Rochester and to help out preserving that history. She stated that is a rarity and you do not always find that. We are eternally grateful for all that you are doing for this community.

Other Business

No other business was conducted.

Adjournment

*A motion was made Mr. Sylvain and seconded by Ms. Larochele to adjourn at 7:55 p.m.
Motion carried unanimously.*

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)