

CITY OF ROCHESTER
Planning Board
Monday, February 22, 2010 at 7:00 p.m. (workshop)
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(*These minutes were approved March 1, 2010*)

Members Present

Tim Fontneau, *Vice Chair*
Derek Peters, *Secretary*
Tom Abbott
Richard Groat
John David Meader
Nel Sylvain
Ray Varney

Members Absent

A. Terese Desjardins, *Chair (excused)*

Alternates Present

Rick Healey (excused at 9:40)
Gloria Larochele

Alternates Absent

Stephen Martineau

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

Communications from the Chair

Mr. Fontneau stated this is the last board meeting Madeleine Carter, Staff Secretary, would be attending. He stated she is retiring from her service with the City. He and Board members thanked her for her service, efforts, and help with the meetings, and wished her the best.

Mr. Groat, Chairperson, for the Site and Subdivision Committee to re-work the regulations, he, Ms. Larochele, Mr. Meader, and Mr. Sylvain represent the committee. He discussed the

roll of the committee and their commitment to address small changes and issues. He stated all of their meetings are open to the public. He discussed the 2 phases they are pursuing.

Ms. Larochelle stated she attended a TRC meeting to observe, and report her findings of that meeting. She stated all of the department heads were present. She stated the 1st application required signoff, which was done. The surveying representative was not present at the 2nd and 3rd item. The 4th item was discussion with Burke's Tree Service. All department heads asked many questions and gave the Burke's guidance on the steps that would be required on the issues. She stated the TRC believe applicants that represent themselves are likely to have more difficulty with their projects (she gave examples). Another issue was an applicant who did not bring a drawing that was requested for the review process.

Public Comment / Discussion of general planning issues

No public comment or discussions of general planning issues.

Approval of retreat minutes for January 27, 2010

A motion was made by Mr. Meader and seconded by Mr. Groat to approve the retreat minutes of January 27, 2010. Motion carried unanimously.

Approval of minutes for February 1, 2010

A motion was made by Mr. Peters and seconded by Mr. Sylvain to approve the minutes of February 1, 2010. Motion carried unanimously.

Consent Agenda:

A. Jeremiah Stuart, 24 Jeremiah Lane (by Berry Surveying & Engineering). Modification of corner of road right of way for lot line Adjustment and road layout. Case # 223-21-A-08

A motion was made by Mr. Varney and seconded by Mr. Meader to postpone this application to March 5, 2010. Motion carried unanimously.

B. Steve Miller, 139 Flagg Road (by Norway Plains Associates). Extension to meet precedent conditions for 7-lot cluster subdivision. Case # 259-29-A-08

Board members discussed whether or not a fee is required. Mr. Behrendt stated no fee is required.

A motion was made by Mr. Varney and seconded by Mr. Peters to approve a one-year extension to February 24, 2011. Motion carried unanimously.

Continued Application/Modifications:

A. Holy Rosary Credit Union, 133 Brock Street (by Norway Plains Associates). Site Plan to expand building to 11,025+/- square feet and add parking. Case # 129-1-R2-09 Public Hearing

Rick Lundborn, Norway Plains Associates, discussed the plans that were being viewed on the screen that included the building addition, the gravel area, the overflow parking area, the site soil, and other items.

Board members and Mr. Lundborn discussed the plans that were being viewed on the screen that included the design of the entrance and exit, the second egress, landscaping, screening, parking, location of the surveillance camera, a bicycle rack, employee sidewalk, and other items.

Mr. Behrendt stated Staff recommends approval of this application with the elimination of item 1g in the precedent conditions.

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

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

A motion was made by Mr. Peters and seconded by Mr. Meader to approve this application as stated. Motion carried unanimously.

B. Packy's Investment Group, LLC, 60 Farmington Road. (by Berry Surveying & Engineering). Preliminary (design review) resubdivision of two existing lots to create three new lots and a right of way for a potential future City street. Case # 216-8 & 9-13-09 Public Hearing

Mr. Behrendt briefly discussed the design, rezoning of the Granite Ridge District, and other items.

Packy Campbell, Packy's Investment Properties, LLC, discussed the Granite Ridge District, road around his office, approvable project, requirement of the right-of-way, his frontage on Rte. 11, deeded right-of-way, private vs. public roadway, planning for future development, CLD report, and other items.

Board members discussed getting a progress report of the Granite Ridge project.

Mr. Behrendt stated he would ask Rick Lundborn or Karen Pollard to give an update of the REDC (Rochester Economic Development Commission) at the March workshop.

Board members discussed giving the applicant a 60-day extension.

Mr. Behrendt stated he would resend in a new package everything that had previously been sent.

A motion was made by Mr. Sylvain and seconded by Mr. Groat to grant a 60-day extension, and to have either Karen Pollard or Rick Lundborn and REDC come to the April 19 workshop. 2010. Motion carried unanimously.

New Application:

Burke's Tree Service, LLC, 116 Salmon Falls Road. Site plan for wood shed for salt storage (bumped from Minor Site Review). Case # 210-141-A-10 Public hearing

Dan Burke, owner, stated they are improving a structure that is already on site which has been a salt storage for 10 to 12 years. He discussed the condition of the site. He stated they went through the process backwards. He stated he is meeting the setback, and other requirements.

Mr. Behrendt stated there are a number of issues as outlined in the recommendations and emails. He stated he spoke with Darlene Forst, manager of the program, she said the shed is located within the 250 feet of the zone but the zone prohibits "salt storage yards". He stated DES was not clear as to how to define this and whether this was a salt storage yard. He stated when he spoke with Ms. Forst she indicated to him this would not be a salt storage yard; it would be just a single structure and a shed which would also be seasonal.

Board members discussed having the salt shed in the buffer, getting something from DES in writing, lining the area, covering the sides, and other items.

Mr. and Mrs. Burke discussed not wanting to hold onto \$1600.00 worth of salt throughout the year, they want to use it up and be done with it. Mrs. Burke stated the salt would not be out there through the year if they could help it.

Board members and Mr. Behrendt discussed the NH Shoreland Protection, which is 250 feet of the zone, getting a written ruling from DES to allow this, and other items.

Mr. and Mrs. Burke discussed the salt storage process.

Mr. Fontneau opened the public hearing.

Carroll Higgins, abutter, Salmon Falls Road, discussed the diagram and photos he passed around which included but not limited to: the base, the property, and other items. He discussed the test done by Forest Pump Company.

Board members discussed asked Mr. Higgins if he has ever had his well tested. Mr. Higgins replied no.

Board members discussed fixing the shed to be impervious to leakage, whether or not a permit is needed from DES, salt escaping from the shed, and other issues.

This application was continued to March 15, 2010 workshop meeting.

Mr. Fontneau called a recess at 8:40. Meeting resumed at 8:50.

Presentation by Craig Wheeler, Director of Development Services for the City of Somersworth, on development review process

Craig Wheeler, Director of Development Services for the City of Somersworth, gave a power point presentation on Site Plan Applications, which was the same presentation he gave at a recent OEP conference in Lincoln, New Hampshire, on October 17, 2009.

Board members and Mr. Wheeler discussed curbing, pre-construction conferences, conditions for obtaining a building permit, Certificate of Occupancy process, leverage points used for builders, and other items.

Draft Capital Improvements Program

The following items were discussed:

- Page 29
- Future use
- Pages 25, 39, 57, 59, and 93
- Supporting safety and energy issues
- Pages 47, and 97

A motion was made by Mr. Sylvain and seconded by Mr. Groat to send three pages of questions and concerns to the City Manager. Motion carried unanimously.

Other Business:

Discussion of whether new applications should be reviewed at Planning Board workshops

This item was continued to the March 15 workshop meeting.

Adjournment

A motion was made Mr. Sylvain and seconded by Mr. Peters to adjourn at 10:35 p.m. Motion carried unanimously.

Respectfully submitted,

Madeleine Carter, Secretary
(These minutes were transcribed from notes)