

**CITY OF ROCHESTER
Planning Board**

Monday, April 19, 2010 at 7:00 p.m. (workshop)

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

(Accepted on May 3, 2010)

Members Present

A. Terese Desjardins, *Chair*

Tim Fontneau, *Vice Chair*

Tom Abbott

Richard Groat

Rick Healey

John David Meader

Nel Sylvain

Ray Varney

Alternates Present

Gloria Larochele

Stephen Martineau

Members Excused

Derek Peters, Secretary

Staff: Michael Behrendt, Chief Planner

Marcia J. Gasses, 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 a voting member for Mr. Peters.

Communications from the Chair

Ms. Desjardins informed board members that review of *Comprehensive Rezoning* would begin at the May 3, 2010 meeting. Members have received copies for their review.

Public Comment / Discussion of general planning issues

There was no public comment.

Ms. Desjardin asked for discussion from the board.

Mr. Sylvain asked what provisions the board has in place to make sure that City projects come before the board.

Mr. Fontneau expressed a desire to have all City projects come before the board, if a citizen would be required to do so with a similar project.

Ms. Desjardin stated the board should be proactive and outline criteria. The board can give input on government projects but no one is bound by the board's decisions. This could be a topic for discussion at a retreat.

Mr. Behrendt explained that any City or State project that is a change of use or a new use, comes to the board for comment.

Approval of minutes for April 5, 2010 meeting

A motion was made by Mr. Fontneau and seconded by Mr. Healy to approve the minutes of April 5, 2010. Motion carried unanimously.

Extension for PUD:

The Homemakers of Strafford County, 215 Rochester Hill Road. Extension of deadline to commence work for approved Planned Unit Development (PUD). Case #243-39-PUD-03

Mr. Sylvain wanted to know why the extension requested was for such a long timeframe. Mr. Taylor explained that the organization needed time do to the large scope of the project.

Mr. Varney spoke against the project due to increased density, concern for storm water runoff and traffic issues. Mr. Varney also felt that he had seen mixed results with other PUD's and that they had already had seven years to move forward with the project.

Mr. Healey agreed with Mr. Varney to an extent but explained that the plans currently are just a Master Plan.

Mr. Taylor explained the plans are conceptual. The board will have the opportunity to address details.

Mr. Behrendt recommends approval. The original application was in 2003. There is a significant amount of planning that has gone into the project. The Homemakers have made a significant investment with the sewer line. A three year extension is reasonable given the City may be eliminating the PUD ordinance. The Homemakers will need to come back with fully engineered drawings.

Mr. Fontneau referred to this project as the original PUD and is in favor of the three-year extension.

Mr. Sylvain has not heard them say they would be back. It is a nice concept but he has issue with the seven years.

Mr. Taylor explained that the sewer line had been extended to make the project more marketable and then the market tanked. The Homemakers are hoping to generate enough money to build a "day out" building to house 50-75 folks. The demand for such a facility is there.

A motion was made by Mr. Meader and seconded by Mr. Healey to approve the extension. The vote carried with six for and Mr. Sylvain, Mr. Abbott, and Mr. Varney opposed. Extended to 6/2/2013

Consent Agenda:

- A. SUR Construction, Inc., 20-24 Farmington Road.** (by Norway Plains Associates). Extension to meet precedent conditions for approved site plan for excavation permit to remove existing ledge and overburden. Case #216-1,2, 3-B2-09

This item was removed from the Consent Agenda.

- B. Metrocast Cablevision of NH, LLC, 21 Jarvis Avenue.** (by Norway Plains Associates) Extension to meet precedent conditions for approved site plan to add 20 spaces to parking lot. Case#215-61-I2-09
- C. New Hampshire Northcoast Corporation & City of Rochester, Wallace Street** (by Norway Plains Associates). Extension to meet precedent conditions for approved Lot Line Adjustment. Case #120-312 & 306-I3-09

A motion was made by Mr. Fontneau and seconded by Mr. Abbott to approve both item "B" and "C". Motion carried unanimously. Item "B" extended to 10/05/2010. Item "C" extended to 2/28/2010.

A clarification was made that Consent Agenda item "A" is a first time extension.

A motion was made by Mr. Varney and seconded by Mr. Meader to approve the extension for item "A". Motion carried unanimously. Item "A" extended to 10/04/2011.

Continued Applications:

Packy's Investment Group, LLC, 60 Farmington Road. (by Berry Surveying & Engineering). Lot line adjustment. Case #216-8 & 9-13-09. Public Hearing

Christopher Berry explained that the applicant was proposing a simple lot line adjustment. The lot line adjustment is in the shape of a possible future road and is designed to maintain angles off the highway.

Ms. Desjardins opened the Public Hearing.

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

A motion was made by Mr. Varney and seconded by Mr. Sylvain to approve the application. The motion carried unanimously.

Other Business

Newland Development Associates, 105 Milton Road Case #210-40,41,42-B2-08 (Rite Aid)
Application to modify lighting design.

Frank Monteiro explained the intent of the applicant was to increase lighting in the parking lot but not in the rear of the lot. There would be nine wall lights, ten site lights with twelve fixtures mounted on 20.5' poles.

Mr. Behrendt recommends approval. The plan meets all city regulations.

Mr. Fontneau said he had concerns initially, but now realizes the lighting change will not negatively affect the abutters.

A motion was made by Mr. Fontneau and seconded by Mr. Healey to approve the modifications to the lighting plan as presented. Motion carried unanimously.

Adjournment

A motion was made Mr. Healey and seconded by Ms. Larochelle to adjourn at 7:47 p.m. Motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses, Secretary

(These minutes were transcribed from notes)