

CITY OF ROCHESTER
Planning Board
Monday November 15, 2010
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(Approved December 6, 2010)

Members Present

Tim Fontneau, *Chair*
Nel Sylvain, *Vice Chair*
Derek Peters, *Secretary*
Tom Abbott
Rick Healey
Gloria Larochelle
John Meader
Dave Walker

Alternate Members Present

James Gray
Stephen Martineau

Staff: Michael Behrendt, Chief Planner
Marcia J. Gasses, Planning 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 planning secretary conducted the roll call.

Mr. Martineau to vote for the vacant seat

Communications from the Chair:

Mr. Fontneau announced that the application by **Lambert's Auto and Truck Recyclers, Inc., 2 Salmon Falls Road** had been withdrawn.

Public Comment

There was none.

Discussion of general planning issues

Mr. Sylvain asked when the next retreat would be.

Mr. Peters explained it would be difficult with the holidays and he is looking at some time after the New Year.

Mr. Peters asked if the staff recommendations are on the web site.

Mr. Behrendt explained that they were not, but that staff had been discussing this topic and feels it would be a good idea.

Mr. Fontneau also felt it was a good idea. The recommendations would need to have a small note at the beginning stating that they are recommendations only and subject to the actions of the Planning Board.

Mr. Healey wanted to let the board know that many people had called him to thank them for the amount of information on the web site.

Mr. Fontneau clarified that the staff recommendations will now be on the web.

Mr. Sylvain raised a concern regarding the length of times it takes to obtain signoffs from department heads for the different projects.

A brief discussion ensued.

Recognition of Richard Groat

The board recognized Mr. Groat for his outstanding contribution to the City of Rochester as a member of the Planning Board from 2/5/2008 to 10/5/2010.

Planning Board Project Applications

- A. Poulin Realty Acquisitions / Ron Poulin, 47 Farmington Road** (by Norway Plains Associates). Site Plan to construct a facility containing a tire sales and service, drive up coffee shop and car rental. Case # 216-25-B2/A-10

Mr. Fontneau explained that the board had already accepted the application and closed the public hearing on November 1, 2010.

Art Nickless representing the applicant stated he had received confirmation from the state that the driveway permit was approvable pending final construction drawings. This item could be noted under item #3 in the notes on the plan drawings.

Paul Beloin has been awarded the construction contract for the project.

Initially the applicant submitted a concept plan to NHDOT, they will then submit final plans. No work can occur in the right – of – way after November 15th.

Mr. Fontneau asked Mr. Abbott if this would cause a problem with the issuance of building permits for the project.

Mr. Abbott stated the contractor had applied for a demolition permit and would that be a problem.

Mr. Fontneau and Mr. Behrendt did not feel that would be a problem.

Mr. Nickless explained that they had met with the Cocheco River Advisory Group. They had asked for a drainage maintenance plan. The applicant is required to submit a plan to the City's Public Works Department and they would like to know if this would be sufficient.

Mr. Healey who chairs the advisory board felt that would be sufficient.

Mr. Fontneau asked what type of fence the dumpster was to be screened with, wood, chain link, with slats or what type of material.

Mr. Sylvain is concerned that wood would not stand up to the use.

A brief discussion ensued and Mr. Nickless explained that the enclosure would be of sufficient quality to hold up to commercial use.

Mr. Peters pointed out that the applicant was using an LED sign and questioned what the hours of illumination would be.

Mr. Nickless anticipated it would be on some type of timer.

A motion was made by Mr. Peters and seconded by Mr. Walker to approve the application as stated. The motion carried unanimously.

Proposed Recreation Master Plan

Chris Bowlen from the Rochester Recreation Department thanked Mr. Peters and Mr. Martineau for their work along with others who had worked on the preparation of the Recreation Master Plan. He then introduced Ken Ballard, consultant with Ballard & King who gave a presentation to the board.

Mr. Ballard's presentation covered such topics used in the plan as:

- Demographics
- Recreation Facilities
- Recreation Programming
- Organization Structure
- Annual Budget
- Master Plan Goals
- Arena Building Assessment
- Site Plan Options for a Double Gym

Mr. Behrendt asked for an example of an equity partnership.

Mr. Ballard explained that it would be an entity which brought dollars or services to the table. The YMCA would be an example.

Mr. Peters felt the proposed gym would take away a large quantity of parking spaces.

Mr. Ballard stated that they were aware of that question and they hope to work with the YMCA on that issue. The parking issue would need to be resolved prior to adding building space.

Mr. Sylvain asked why they did not consider building a single gym.

Chris Bowlen explained that what they were looking at was multipurpose space.

Discussion ensued regarding the Recreation Department being paying tenants in the Community Center.

Mr. Peters asked about the use of credit cards and why they are not accepted. He likes the fee structure that is in place which gives the residents of Rochester a reduced fee.

Mr. Gray questioned whether the City actually needed a new gymnasium with all the gyms in the City and if coordinated scheduling occurred would the existing facilities be better utilized.

Discussion ensued to the benefits of accepting credit cards and the convenience of citizens being able to register online for programs.

Mr. Sylvain discussed the importance of volunteerism and the neighborhood ice rinks that were constructed in the past.

Mr. Peters felt it is important to remember that the master plan is a working document.

Mr. Martineau questioned whether the recreation department is able to determine how much time they spend on tasks related to the community center due to their location at the main entrance.

Chris Bowlen felt that the amount of time fluctuates and that many of the people they see are in need of services. The recreation department is the first department they see when they come through the door and they need to assist these folks.

Mr. Fontneau opened the public hearing.

No one spoke.

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

A motion was made by Mr. Peters and seconded by Mr. Healey to support the Recreation Master Plan and pass it on to the City Council for their endorsement. The motion carried unanimously.

Recommendations of the Planning Board Regulations Committee

#3 & #4 Street Tree Requirements

Mr. Peters did not approve of the 15' set back on to private property and then letting the home owner cut down the trees that were required to be installed by the developer.

Mr. Behrendt suggested the setback be from the sidewalk, roadway, or curbing and allow for a smaller setback.

Mr. Sylvain did not feel we should be telling the developers that they have to plant the trees on private property.

Mr. Fontneau discussed how trees enhance neighborhoods.

Mr. Abbott suggested the distance be one half the front setback, measuring from the center of the trunk of the tree.

A motion was made by Mr. Fontneau and seconded by Mr. Abbott to have the distance for tree setback be one half the front setback, measuring from the center of the trunk of the tree. The motion passed.

#5 Sidewalk Criteria

Mr. Behrendt suggested the pedestrian way should read as: one five foot wide strip with striping on one side of the road.

Discussion ensued among board members that this is one more option for new subdivisions.

A motion was made by Ms. Larochelle and seconded by Mr. Sylvain to include the pedestrian way in the subdivision regulations. The motion carried unanimously.

#8 Add it to the cover memo

#9 Changed so ignore

#10 Currently being done

#11 PUD's have been eliminated with rezoning.

#12 In place now

#13 *A motion was made by Mr. Walker and seconded by Mr. Healey not to require construction of active playground or recreation be created as part of a subdivision. The motion carried unanimously.*

#12 on p. 8 *A motion was made by Mr. Martineau and seconded by Ms. Larochelle to accept the recommendation regarding cul-de-sacs. The motion carried.*

#15 Post at the library.

#16 The proposal for Low Impact Development will be worked into the subdivision regulations.

#17 Mr. Peters commented that sign – offs just need to be timely.

Mr. Healey was excused at 10:00 p.m.

Review of Comprehensive Rezoning

A motion was made by Mr. Martineau and seconded by Mr. Sylvain to postpone discussion on Comp. Rezoning. The motion carried unanimously.

Other Business

Mr. Behrendt discussed the time line for the Poulin project. The applicant had given a date of November 15th for a goal to have the project receive approval. The plan review schedule had been worked to accommodate this date. The applicant had not asked staff to work toward a November 1st approval until that night during the presentation by Norway Plains Associates.

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 10:15 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Planning Secretary