

**CITY OF ROCHESTER  
PLANNING BOARD**

Monday, March 21, 2011 at 7:00 p.m. \*Workshop\*

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on April 4, 2011)*

Members Present

Nel Sylvain, *Chair*

Tim Fontneau, *Vice Chair*

Tom Abbott

Rick Healey

Gloria Larochele

Stephen Martineau

David Meader

Dave Walker, City Councilor

Members Absent

Derek Peters, excused

Alternate Members Present

James Gray

Alternate Members Absent

Robert Badeau

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

Mr. Gray to sit for Mr. Peters

---

**Communications from the Chair**

There were none

---

**Opening Discussions**

**A. Public Comment**

There was none

**B. Discussion of general planning issues**

There were none

---

**Approval of minutes:**

**A. February 24, 2011 Retreat**

*A motion was made by Mr. Gray and seconded by Ms. Larochelle to approve the February 24, 2011 Retreat minutes. The motion carried unanimously.*

**B. March 7, 2011 Regular Meeting**

*A motion was made by Mr. Walker and seconded by Mr. Gray to approve the March 7, 2011 Regular meeting minutes.*

---

**Extension**

**DGH Builders, Rochester Hill Road. Extension to meet precedent conditions. Case # 243-39-A-PUD-10**

*A motion was made by Mr. Healey and seconded by Mr. Abbott to approve the application for extension to September 20, 2011. The motion carried unanimously.*

---

**Recreation Master Plan**

*A motion was made by Mr. Gray and seconded by Mr. Meader to adopt the Recreation Master Plan. The motion carried unanimously.*

---

**Review of draft Comprehensive Rezoning Ordinance**

**A. Changes to Article IV - Zoning Board of Adjustment**

Mr. Behrendt explained that the language had been changed to be virtually identical to the RSA.

*A motion was made by Mr. Walker and seconded by Ms. Larochelle to approve Article IV. The motion carried unanimously.*

## **B. Continued Discussion of Article XXIX - Signage**

Mr. Behrendt will have the revisions for this document on April 4, 2011.

## **C. Continued review of zoning map**

Mr. Behrendt explained to the board that the Aquifer Overlay should be remapped due to the work which has been completed by the City.

Mr. Fontneau pointed out to the board that the large map they had received is not the latest iteration.

Mr. Behrendt explained that due to a glitch with the mapping process, the large map is not the most recent map. The Mayor's Committee had made some final changes in the zoning for a number of lots which are not reflected in the map. We will find out what those changes were and let the board know.

Mr. Walker stated he would like to see a link to the Comprehensive Rezoning Map on the front page of the web site, along with a Comprehensive Rezoning Link.

Mr. Fontneau stated that the left hand side of Cove Court should be zone R2 and is shown as R1 on the proposed map. This neighborhood is separated from the adjoining R1 by the river and would be a better fit as R2 where it is predominantly multifamily.

Mr. Fontneau was concerned with allowing mobile homes in R3 under the proposed zoning. This would allow mobile homes in established neighborhoods which may contain a vacant lot. He was also concerned that the ordinance may be challengeable.

Mr. Martineau asked if we could change the zone.

Mr. Fontneau asked if RR now encompasses less than 51% under the proposed zoning. If RR does not contain 51% can we not allow them in R3.

Mr. Walker asked if we could put in an exception.

Mr. Behrendt stated the options were:

- 1) They could only allow in RR.
- 2) He would find the land areas for RR and R3 for April 4<sup>th</sup> and then board could Decide.
- 3) The board could make it a conditional use in the R3.

Mr. Walker suggested they have Mr. Behrendt find out the percentage of land proposed in RR for April 4<sup>th</sup>.

Mr. Meader felt the board needed to identify more areas for business use. He suggested along the north end of the turnpike with access via a connector road.

Mr. Walker stated that landowners could always petition the Council to rezone.

Mr. Sylvain asked if Mr. Meader was indicating the need for Highway Commercial along the turnpike.

Mr. Behrendt explained that there is much more proposed to be commercial, including areas of Route 11, Milton Road, and Route 125 in Gonic. In addition he indicated that it is preferable to not zone in a strip but in nodes.

Discussion then ensued regarding possible additional areas to zone commercial.

Mr. Fontneau stated that Karen Pollard had extensively looked at areas to be zoned commercial.

#### **D. Mapping for Highway Commercial 3 (formerly Granite Ridge Zone)**

Mr. Martineau explained that Karen Pollard, Economic Development Director was happy with the zoning change to Highway Commercial 3.

#### **E. Split zoned lots**

Mr. Behrendt stated that the only area he thought there may be possible questions is along Route 108.

Mr. Walker brought up that the board had used 200' from the road as a distance because the lots are so deep in that area.

Mr. Gray suggested changing the one lot that is proposed to be 90% Office Commercial -2 and 10% Rural Residential to OC-2.

#### **F. Letters from citizens about rezoning**

Mr. Behrendt explained that most of the requests had been incorporated into the proposed zoning map, in full or in part. He felt given the importance of these concerns on the part of the property owners, it was appropriate for the Planning Board to have all the pertinent information prior to its final recommendation on the map.

There is a request to make the two large lots adjacent to Labrador Drive, Highway Commercial, the lots are proposed to be Neighborhood Commercial.

Mr. Behrendt suggested that the neighborhood adjacent to Labrador remain residential, instead of the proposed Neighborhood Commercial.

Mr. Walker stated the committee chose not to make those lots Highway Commercial.

Ms. Larochelle stated that the in town area of Gonic is more representative of Neighborhood Commercial.

Mr. Walker explained that the neighborhood came out in opposition to the two lots mentioned being rezoned to Highway Commercial, they were not in favor of the uses it could possibly bring.

Mr. Sylvain questioned if the area that is being referred to is where Labrador comes out to the four way stop across from Lowes.

Mr. Sylvain stated he could see the lot to the left of Labrador being zone Highway Commercial.

Mr. Behrendt stated that the neighborhood had petitioned to remain residential.

Mr. Walker explained that the zoning of the residential to Neighborhood Commercial was a compromise with the residents for not rezoning the other side of Labrador Highway Commercial.

Mr. Behrendt stated it makes sense to zone the neighborhood Residential 3.

Mr. Sylvain suggested that if they are sure the proposed zoning is what residents want, then just leave the zoning as is.

Mr. Behrendt suggested the Gonic Mill might want to have the option of having residential.

Mr. Sylvain stated that any owner could always apply for a variance.

Mr. Sylvain stated the consensus of the board appears to be, to leave the zoning as proposed for now.

Mr. Fontneau stated that as proposed the mill would be zoned office and light industrial.

Mr. Sylvain stated that he is agreeable with the mill staying Neighborhood Commercial.

Mr. Sylvain suggested Office Commercial 2; he would like to make it as easy as possible for the applicant.

Mr. Martineau suggested zoning the area Neighborhood Commercial but a Conditional Use Permit could provide for a larger use.

*A motion was made by Mr. Gray and seconded by Mr. Walker to allow office in the Neighborhood Commercial Zone. The board agreed.*

**G. Aquifer Overlay District**

Mr. Behrendt explained that he will have updated maps prepared by a consultant to present to the board on April 4, 2011.

---

**Review of Surety Information**

Mr. Behrendt explained that no changes have been made since the table was presented to the board at the February workshop.

---

**Other Business**

Mr. Sylvain thanked Mr. Peters for setting up the retreat.

---

**Adjournment**

*A motion was made by Mr. Gray and seconded by Mr. Walker to adjourn at 8:20 p.m.*

---

Respectfully Submitted,

Marcia J. Gasses  
Planning Secretary