



PLANNING & DEVELOPMENT DEPARTMENT
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

CITY OF ROCHESTER PLANNING BOARD
Thursday, July 21, 2011
Site Walks

(These minutes were approved on August 1, 2011)

Rochester Self Storage, 1 Winter Street (by Norway Plains Associates). Site Plan to construct four self storage unit buildings consisting of 4,300 square feet of rental space. Case # 120-295-13-11

Present:

Planning Board - John Meader, Gloria Larochelle, Jim Gray, Nel Sylvain, Tim Fontneau
Others – Adam Keyser, abutter, Brian Cassidy, Scott Lawler

Discussed:

Automatic gate
Same design as existing buildings
Only wall pack lighting
Question raised about color of roof; presently metallic, to reduce reflectivity onto houses, and improve aesthetics
4300 square feet of space
24 foot drive aisles
Will replace existing northerly gate
Will use underground infiltration system with catch basins
High water table depth to 7-1/2 feet, gravels
Discussed moving snow to adjacent lot, beyond existing storage units in large detention basin
Brian Cassidy has equipment to move the snow
New buildings will probably butt up against existing
May need to move power pole in lot
6 foot wood stockade fence on sides by residences in good shape, steel poles probably set into concrete
Lights to be on from dusk to dawn
Question raised whether should plan additional trees near two story houses; there are three at the northerly corner

Respectfully submitted,

Michael Behrendt

*See below

"Where the Child Things Are" Day Care Center, 28 Charles Street. Site Plan for Licensed Child Care Center for sixteen children in one half of a 2,748 square foot duplex with a 17x 23 foot play yard. Case # 125-210-R2-11

Present:

Planning Board - John Meader, Gloria Larochelle, Nel Sylvain, Tim Fontneau, James Gray
Others – Joe Kerrigan, applicant; Mr. Hoitt abutter to the south

Discussed:

Looked at back yard, small, private
Check on possible lead paint in back yard
Applicant will clean up, plant back yard
Applicant said would only have 5 children in back yard at one time
Looked at parking – probably room for 5 cars on site
Question of handling drop offs and pick ups
Mr. Hoitt concerned about impact on property value, noise, children, etc.
Looked inside – finished and ready for children

Planning Board Notes

This section below is not subject to approval by the board. We no longer had a quorum, so the rest of the evening was not considered a "meeting" of the board. This information is presented simply for the interest of the board.

St. Michael's Church 64 Pine Street. (by Berry Surveying and Engineering)

Site Plan for conversion of residence to a church and associated parking and improvements.
Case # 121-139-R2-11

Present:

Planning Board - John Meader, Gloria Larochelle, Nel Sylvain, Tim Fontneau
Others – Ms. Behnke, lives immediately behind; Mr. Henderson, lives immediately to the southwest; numerous church members; Daniel O'Lone, Berry Surveying

Discussed:

Removing one maple at the back that is in bad condition
Appropriate buffering, probably additional plantings, alongside Behnke house
Talking with the abutter to the Northeast to see what kind of buffering might be needed, considering
 the house is very close with only a few windows
Need to be careful with compacting soil and development in proximity to house to the Northeast due to
 leaning foundation
Parking lot, appropriate materials – gravel, crushed stone, stone dust
Need to remove the maple trees at the entrance and next to the parking lot
Need to buffer parking from Pine Street
Handicap access
Snow storage to be at rear