**City of Rochester Planning Board**

Monday October 20, 2014

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on November 3, 2014)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, *Secretary*

Charles Grassie

Robert Jaffin

Mark Sullivan

Dave Walker

Thomas Willis

*Members Absent*

Tim Fontneau, excused

*Alternate Members Present*

James Gray

Lionel Lachapelle

Fred Leonard

Staff: James Campbell, Chief Planner

 Crystal DeButts, Planning Secretary

(These are the legal minutes 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.

**III. Seating of Alternates**

Mr. Lachapelle to vote for Mr. Fontneau.

**IV. Communications from the Chair**

There were no communications from the Chair.

**V. Opening Discussion/Comments** (up to 30 minutes)

## A. Public comment

There was no one from the public present to speak.

## B. Discussion of general planning issues

Mr. Jaffin informed the Board he had attended the Train Riders Northeast annual meeting where they officially unveiled their plan to work on reestablishing passenger rail service starting in Brunswick and ending in New York City.

**VI. Approval of Minutes**

Mr. Willis stated the word “perm” should be changed to “perc” on page two.

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the September 8, 2014 meeting minutes as amended. The motion carried unanimously.*

**VII. Drinking Water/Aquifer Protection Ordinance**

Kyle Pimental, Senior Regional Planner with Strafford Regional Planning informed the Board the Ordinance was last updated in 1986 and the subcommittee is very early in the update process. .

Mr. Pimental gave the Board an overview on the importance of groundwater protection stating quantity and quality are the two most important things.

He said the negative consequences of depleting groundwater would be lowering the water table, increased cost, sinking of the land, and deteriorating the water quality. Mr. Pimental went on to say aquifer protection is important in order to provide clean drinking water, preventing contamination, and it’s vitally important to fish species, wildlife, and recreation opportunities.

Mr. Pimental said the subcommittee will provide the City with an updated ordinance that complies with state laws and is consistent with current approaches to groundwater requirements; will maintain consistency with existing local land use development regulations; and will protect the locations of designated community production wells, which have been identified as long-term drinking water supplies for the City.

Mr. Leonard asked how this fit into the City’s Master Plan. Mr. Pimental said the Planning Department is looking at the Master Plan to review the parts that talk about groundwater. Mr. Leonard said he believes the Master Plan should be updated first and then the ordinance. Mr. Sylvain explained the Board will be starting to update the Master Plan starting with land use, then transportation after the first of the year.

Mr. Leonard asked if there would be restrictions of personal property. Mr. Pimental said he would have to look at what the model ordinance recommends. However, he believes there would be certain permitted uses that may or may not change.

Mr. Leonard said he’s not opposed to strengthening the ordinance and protecting our aquifers, however, he believes the public should be made aware of the changes. Mr. Sylvain clarified that anytime an ordinance goes before the Council for approval there has to be a public hearing. Mr. Campbell added there is a new state law requiring the municipality to send out notices to the residents.

Mr. Sullivan asked if they are talking about conserving the aquifer protection. Mr. Pimental said not in this ordinance because the amount of water taken out would depend on the state permit.

Mr. Sullivan asked if they will be presenting this to the Utility Advisory Board. Mr. Pimental said there are no plans at this time.

Mr. Willis said there is a report from 2001 – 2004 on a groundwater study and he wants to make sure the subcommittee is aware that it’s available.

Mr. Leonard asked when the last time New Hampshire had a drought. Mr. Willis said it was 1999 to 2001.

Mr. Campbell suggested keeping the Conservation Commission in the loop.

**VIII. Extension/Modification Applications**

 **A. First City Motors, 16 Milton Road**

Christopher Berry of Berry Surveying and Engineering explained the project was approved about a month ago. He said the original design was to have impervious pavement and the site would drain from back to front. However, his clients have come up with an alternate plan as the original plan is not feasible. Mr. Berry went on to say they are proposing to have a gravel base on top of the existing material with a crushed material on top of it. Mr. Berry said he did inform his client of the yearly maintenance involved and they are accepting of it.

They are proposing to add low growth vegetation along the front of the site instead of the original rain garden in order to keep the vehicles out of the right of way.

Mr. Sylvain asked that Mr. Berry write up a maintenance plan to be included in the notice of decision.

Mr. Willis asked what has changed from the original plan. Mr. Berry said the whole parking lot was going to be elevated two to three feet and the runoff would have gone into a rain garden.

Mr. Campbell said in the previous approval 28 parking spaces were approved. He asked Mr. Berry how they were going to delineate the parking. Mr. Berry said they may be able to use bumpers to delineate the spaces.

*A motion was made by Mr. Sullivan and seconded by Mr. Healey to approve the modification with the use of bumpers for the parking spaces. The motion carried unanimously.*

**IX. Other Business**

 **A. Review of 2015 meeting schedule**

The Board reviewed the 2015 schedule and discussed changing the regular meeting in July from the 6th to the 13th due to the fourth of July holiday. They also discussed adding a note of \*if necessary to the workshop meetings in July, August, and December.

The Board was in agreement with the proposed changes.

*A motion was made by Mr. Healey and seconded by Mr. Jaffin to approve the 2015 meeting schedule as amended. The motion carried unanimously.*

 **B. Other**

Mr. Campbell informed the Board the Finance Committee approved the release of exactions for the Gagne Street project, Seacoast Harley Davidson, and Frisbie Memorial Hospital.

The Board discussed the traffic signal that had been proposed at the intersection of Whitehall Road and Rochester Hill Road. Mr. Sylvain said the conduit was installed but who says where the signal would go. Mr. Willis said the State would need to do conduct a traffic study to make sure a signal is warrented.

Mr. Sullivan asked where the Planning Department is at with the Sign Ordinance. Mr. Campbell explained Ms. Mears is still working on the final draft.

**X. Adjournment**

*A motion was made by Mr.* Walker *and seconded by Mr. Willis to adjourn at 8:13 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary