**City of Rochester Planning Board**

Monday November 3, 2014

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on November 17, 2014)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, *Secretary*

Tim Fontneau

Charles Grassie – arrived at 7:01pm

Robert Jaffin

Mark Sullivan

Dave Walker

Thomas Willis

*Members Absent*

Lionel Lachapelle, Excused

Fred Leonard, Excused

*Alternate Members Present*

James Gray

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 Secretary conducted the roll call.

**III. Seating of Alternates**

No Alternates were needed.

**IV. Communications from the Chair**

Mr. Sylvain informed the Board this would be his last meeting until the January workshop meeting on the 15th and Mr. Healey will be chairing the meetings until his return.

**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the October 20, 2014 meeting minutes. The motion carried unanimously.*

**VI. Extension/Continued Applications**

 **A. Waterstone Retail, Inc., Farmington Road**

Ken Mavrogeorge of Tighe and Bond explained they are requesting a six month extension to meet the precedent conditions because they are still working on securing their permits.

*A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the extension to May 5, 2015. The motion carried unanimously.*

**VII. New Applications**

 **A. Waterstone Retail, Inc., Farmington Road**

Ken Mavrogeorge of Tighe and Bond informed the Board the applicant is trying to secure tenants for the site and in doing so some modifications are required. He said one of the changes would be the creation of a park where there was once going to be a driveway which four dumpsters would need to be relocated. He went on to say the proposed building closest to Wal-Mart will be increasing in size from 7,500 square feet to 17,000 square feet. They are also asking to reconfigure the loading areas for the main retail building to reduce the pavement and to expand the proposed edge of the pavement to accommodate the expanded building footprint.

Mr. Mavrogeorge said as more tenants are secured there may need to be more modifications done.

Mr. Sylvain asked how far the dumpsters would be from the service road and how high the enclosures would be. Mr. Mavrogeorge said they would be approximately 35 feet away and the enclosures would be 6 feet high

Mr. Mavrogeorge explained the first proposal had three dumpsters located at the entrance to the service road and they are now going to be placed off to the sides.

Mr. Sylvain said he doesn’t want the dumpsters to be eyesores and suggested using white or colored vinyl fencing. He made it clear to the applicant they are not to use stockade fencing.

Mr. Campbell added the fencing around the dumpsters must be higher than the dumpster itself.

Mr. Willis recommended using decorative concrete or a masonry wall to screen the dumpsters. Mr. Sylvain asked to see a show of hands for the applicant to use concrete or masonry wall for screening the dumpsters. Six Board members were in favor of concrete or masonry.

Mr. Fontneau said there were concerns about the location of the bus stop being too close to the new location of the dumpsters. Mr. Mavrogeorge said he would look into it. Mr. Grassie suggested moving the bus stop closer to the proposed park.

Mr. Sylvain asked how the back of the site will be protected should there be any issues with ledge letting go. Mr. Mavrogeorge said he would make a note of the concern.

The Board went on to discuss allowing the Planning Department to make approvals for minor modifications. They all agreed that any major changes or change of use would still need to go before the Board as well as the Architecturals.

*A motion was made by Mr. Walker and seconded by Mr. Grassie to approve the modification as discussed. The motion carried unanimously.*

**VIII. Other Business**

Mr. Walker asked what the status of the Sign Ordinance is. Mr. Campbell explained it was suppose to go before the Codes and Ordinance Committee this month; however the meeting was canceled so they will now be on the December meeting agenda.

Mr. Sylvain asked if there were any updates on Trinity Circle. Mr. Campbell said he hadn’t heard anything for a while. Mr. Sylvain said the Board would like an update for the workshop meeting.

**IX. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Willis to adjourn at 7:50 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary