

ROCHESTER ECONOMIC DEVELOPMENT COMMISSION
MINUTES - NOVEMBER 16, 2017
COCHECO CONFERENCE ROOM – 2ND FLOOR OF THE ANNEX BUILDING
31 WAKEFIELD STREET, ROCHESTER, NH

MEMBERS PRESENT -

Susan DeRoy, Chairman
Jonathan Shapleigh, Co-Chairman
Kris Ebbesen
Troy Dillow
Mark Hourihane
John Larochele
Janet Davis, Secretary
Jennifer Marsh, E.D. Specialist

MEMBERS ABSENT -

Christine DeAngelis

OTHERS ALSO IN ATTENDANCE - Vicky Poland, Rochester Fairgrounds Events Manager, Molly Meulenbroek, Historic District Commission

- A. CALL TO ORDER – Chairman Susan DeRoy called the meeting to order at 4:03 PM. Attendance was taken & introductions were made.
- B. APPROVAL – September 21, 2017 Regular Meeting Minutes –
Motion made by Mark Hourihane, second by Kris Ebbesen to approve the regular minutes of the September 21, 2017 meeting. Motion carried. (Note: No minutes from the October 19, 2017 meeting due to no quorum present)
- C. DISCUSSION – Vicky Poland – Rochester Fairgrounds Events Manager
Vicky gave an overview of what her position involves and what they are considering for future events. She is hoping for more outdoor events in order to use the land more, versus the buildings. They are considering 4 day venues and several groups have been contacted to see if they will attend, and are looking for a volunteer to find sponsors to support the fair so they commit to shows, and they are interviewing vendors. Shareholders want to be made aware of what the costs are.
- D. DISCUSSION -
 - ~ Downtown Discussion - Molly Meulenbroek of the Historic District Commission brought up various ideas that were being considered as viable options and were discussed.
 - ~ Downtown Density - Jim Grant of Code Enforcement provided copies of information for several buildings in the downtown area. Discussion was held on what improvements could be made. Motion made by Troy Dillow, 2nd by Jonathan Shapleigh to change 750 square feet to 500 square feet and that the

REDC supports this proposal. Motion carried. *Note attachment with more details on the zoning amendment changes.

- E. BUXTON LSMx SERVICE FOR BUSINESSES –
Buxton will provide 25 store marketing tools that tell businesses who their customers are and where they live to market their businesses.
John Larochelle suggested putting it on the REDC website.
- F. OTHER - No other business to be discussed.
- G. ADJOURN - Motion made by Mark Hourihane at 5:16PM, second by Troy Dillow to adjourn – Motion carried.

NEXT MEETING TO BE HELD AT 4:00 PM, ON DECEMBER 21, 2017
IN THE COCHECO CONFERENCE ROOM, SECOND FLOOR OF THE
ANNEX – 31 WAKEFIELD STREET, ROCHESTER, NH



REDC

Rochester Economic Development Commission

City Hall
31 Wakefield Street
Rochester, NH 03867-1917
603-335-7522 FAX: 603-335-7585
www.thinkrochester.biz

Date: December 4, 2017

To: Mayor McCarley, Deputy Mayor Varney and the Rochester City Council

From: Susan DeRoy, Chairperson
Rochester Economic Development Commission

Re: Requests for Zoning Change – Downtown Density

The Rochester Economic Development Commission unanimously supports changing Chapter 42: Zoning Ordinance to allow greater residential density in the Downtown Commercial Zone. The attached Petition Form is submitted for your consideration.

Recommendation to Modify section 42.19(b)(8) as follows:

b. Dimensional Provisions. General dimensional regulations and regulations (as well as clarifications, notes, and references) specifically referenced to the tables follow.

8. Density Rings. The density rings are shown on the Official City of Rochester Zoning Map that is adopted as part of this Ordinance and only apply to multi-family dwellings/developments. The rings are defined as follows: The minimum lot area per dwelling unit within a one (1) mile radius of the center of Rochester, shall be 5,000 square feet. The minimum lot area per dwelling unit outside of the one (1) mile radius of the center of Rochester, shall be 7,500 square feet.

For multi-family buildings and developments within the Downtown Commercial Zone, the minimum square feet of lot size per dwelling unit shall be 500 square feet.

The minimum lot area per dwelling unit within a one-half (½) mile radius of the center of Gonic and East Rochester, shall be 5,000 square feet.

The minimum lot area per dwelling unit outside of the one-half (½) mile radius of the center of Gonic and East Rochester, shall be 7,500 square feet.

Any lot that is partially within the radius of a density ring shall be treated as if it were entirely within the radius of the density ring.

Recommendation to Modify TABLE 19-B DIMENSIONAL STANDARDS
Minimum Lot Area/Dwelling Unit (Square Feet) 500