



**City Council Regular Meeting
November 3, 2021
Council Chambers
31 Wakefield Street
6:30 PM**

Agenda

- 1. Call to Order**
- 2. Opening Prayer**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Acceptance of Minutes**
 - 5.1 Regular City Council Meeting: October 5, 2021
consideration for approval P. 9**
 - 5.2 City Council Special Meeting: October 19, 2021
consideration for approval P. 23**
- 6. Communications from the City Manager**
 - 6.1 City Manager's Report P. 27**
- 7. Communications from the Mayor**
 - 7.1 *Proclamation:* Art for Everyone Day, November 16, 2021 P. 41**
- 8. Presentation of Petitions and Council Correspondence**
- 9. Nominations, Appointments, Resignations, and Elections**
 - 9.1 Municipal Election Vote Returns – Canvas of Votes
*motion to accept results***
- 10. Reports of Committees**

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10.1 Codes & Ordinance Committee P. 43

10.2 Community Development P. 49

- 10.2.1 Resolution Authorizing an Application for Community Development Block Grant – COVID-19 (CDBG-CV) Housing Funding to Support Easter Seals Senior Affordable Housing Project *first reading and refer to public hearing 11/16/21* P. 51**

10.3 Finance Committee P. 59

- 10.3.1 Resolution Authorizing Allocation of \$600,000.00 from ARPA Funds for the Route 202A Water Main Extension Project *first reading and consideration for adoption* P. 63**
- 10.3.2 Resolution Authorizing Allocation of \$2,000,000.00 from ARPA Funds for the Water Transmission Main Lining Project *first reading and consideration for adoption* P. 69**
- 10.3.2 Committee Recommendation: To direct the City Manager to proceed with the creation of the Community Health Coordinator position job description *consideration for approval* P. 75**

10.4 Planning Board P. 77

- 10.4.1 Amendment to Chapter 275 of the General Ordinances of the City of Rochester regarding Impact Fees *first reading and refer to public hearing 11/16/21* P. 89**

10.5 Public Safety P. 97

10.6 Public Works P. 105

- 10.6.1 Resolution Authorizing a Supplemental Appropriation to the Water Fund in the**

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City Clerk's Office

amount of \$55,000.00 for the Route 202A Water Extension Project *first reading and consideration for adoption* P. 113

10.6.2 Committee Recommendation: to approve the installation of Rectangular Reflective Flashing Beacons (RRFB) on Wakefield Street at Crosswalk near Parson Main *consideration for approval* P. 108

10.7 Redistricting Committee

10.7.1 Resolution Approving Revision of Ward Boundaries in Accordance With Section 3 of the City Charter *second reading and consideration for adoption* P. 119

11. Old Business

11.1 Presentation: GP Properties, 45-55 North Main

11.2 Resolution Granting Community Revitalization Tax Relief to the Properties Located at 45 and 55 North Main Street and 8 Barker Court Under the Provisions of RSA 79-E in Connection with a Proposed Rehabilitation Project *second reading and consideration for adoption* P. 127

12. Consent Calendar

13. New Business

13.1 Non-Public Minutes from August 4, 2020 City Council Meeting *motion to unseal*

13.2 Resolution Authorizing the Acceptance of a \$30,360.00 U.S. Department of Justice (USDOJ) Justice Assistance Grant (JAG) and Supplemental Appropriation in Connection Therewith *first reading and consideration for adoption* P. 181

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City Clerk's Office

13.3 Discussion: Willand Center Shelter Proposal (requested by Councilor Hunt-Hawkins)

13.4 Review of Chapter 275-29 of General Ordinances of the City of Rochester regarding signage refer to Codes & *Ordinances Committee* P. 187

14. Other

15. Non-Public

15.1 Non-Public Session – Land, RSA 91-A:3, II (d)

16. Adjournment

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City Clerk's Office

**City Council Regular Meeting
October 5, 2021
Council Chambers
6:30 PM**

COUNCILORS PRESENT

Councilor Abbott
Councilor Bogan
Councilor Hainey
Councilor Hamann
Councilor Hunt-Hawkins
Councilor Hutchinson
Councilor Jean
Councilor Lachapelle
Councilor Rice
Councilor Walker
Mayor Lauterborn

OTHERS PRESENT

Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager
Terence O'Rourke, City Attorney
Peter Nourse, Director of City Services

COUNCILORS ABSENT

Councilor Fitzpatrick
Councilor Gray

Minutes

1. Call to Order

Mayor Lauterborn called the Regular City Council meeting to order at 6:30 PM.

2. Opening Prayer

Mayor Lauterborn asked the Council to observe a moment of silence.

3. Pledge of Allegiance

Mayor Lauterborn asked all present to stand, and led everyone in the Pledge of Allegiance.

4. Roll Call

Deputy City Clerk Cassie Givara took the roll call attendance. All Councilors were present except for Councilors Fitzpatrick and Gray, who were

5. Acceptance of Minutes

5.1 Regular City Council Meeting: September 7, 2021

Councilor Lachapelle **MOVED** to accept the minutes of the September 7, 2021 Regular City Council meeting. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

5.2 City Council Special Meeting: September 21, 2021

Councilor Lachapelle **MOVED** to accept the minutes of the September 21 Special City Council meeting. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

6. Communications from the City Manager

City Manager Cox gave an update on the leak that had been identified in the arena's ice system. He said that the location of the leak has been found and there were successful repairs made yesterday. The Arena has now started to re-place the flooring and the ice making process will be starting up again within the next few days.

6.1 City Manager's Report

City Manager Cox said there was nothing in addition to his report as presented in the packet:

Contracts and documents executed since last month:

- **Department of Public Works**
 - Engineering Services Amendment, Colonial Pines – Underwood Engineers, Inc.
 - Change Order, Sidewalk Rehabilitation Project
 - Construction Contract, Route 11 Sewer Pump Upgrade – Northeast Mechanics
 - Change Order, River St Pump Station – Apex Construction
 - Bid Award, Colonial Pines phase 3 – S.U.R. Construction
 - Design proposal – Fuss & O'Neill
 - NHPDES Small MS4 General Permit
 - Grant Agreement - HHWD
 - Task order, emergency response plan – Wright Pierce
- **Economic Development**
 - FY 2021 CDBG Contract addendum– Rochester Child Care Center

- FY22 CDBG Annual Action Plan & CARES Act Grant Agreement
- F22 CDBG Environmental Reviews – CAP Weatherization
- **Finance**
 - Actuarial services agreement – Nyhart Company, Inc

The following standard reports have been enclosed:

- Permission & Permits Issued -none
- Personnel Action Report Summary

7. Communications from the Mayor

7.1. Proclamation: Extra Mile Day, November 1, 2021

Mayor Lauterborn read the proclamation designating November 1, 2021 as Extra Mile Day.

8. Presentation of Petitions and Council Correspondence

No discussion.

9. Nominations, Appointments, Resignations, and Elections

9.1 Resignation: Daniel Rines – Planning Board, Regular Member

Councilor Walker **MOVED** to accept the resignation of Daniel Rines with regret. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

9.2 Nomination: Donald Hamann, Strafford Regional Planning Commission, term to expire 6/30/2024 (recommended by Planning Board 9/20/21)

Councilor Walker **MOVED** to approve the nomination of Donald Hamann to the Strafford Regional Planning Commission. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

10. Reports of Committees

10.1 Appointments Committee

10.1.1 New Appointment: Chloe White – Arts & Culture Commission, Regular Member, term to expire 1/2/2023

Councilor Hunt-Hawkins **MOVED** to approve the appointment of Chloe White to the Arts & Culture Commission for a term as listed above. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

10.2 Community Development

Councilor Bogan stated that there were no action items from the Community Development Committee. She announced the Committee would be meeting again on October 18, 2021.

10.3 Finance Committee

10.3.1 Committee Recommendation: to recommend to full Council the Personnel Advisory Board recommendation for the Public Works Construction Inspector position

Councilor Lachapelle **MOVED** to accept the Personnel Advisory Board recommendation for the Public Works Construction Inspector position. Councilor Walker seconded the motion. Councilor Rice inquired if this position had already been funded in the current fiscal year budget. It was confirmed that this position was already in the budget for a part-time position. The **MOTION CARRIED** by a unanimous voice vote.

10.3.2 Resolution Authorizing Acceptance of \$6,147,502.00 of Coronavirus State and Local Fiscal Recovery Funds Through the American Rescue Plan Act ("ARPA Funds")

Councilor Lachapelle **MOVED** to read the resolution for a first time by title only. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. Mayor Lauterborn read the resolution for a first time by title only as follows:

Resolution Authorizing Acceptance of \$6,147,502.00 of Coronavirus State and Local Fiscal Recovery Funds Through the American Rescue Plan Act ("ARPA Funds")

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

That City hereby accepts Six Million One Hundred Forty Seven Thousand Five Hundred Two Dollars (\$6,147,502.00) in ARPA Funds.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to designate and/or establish such multi-year, non-lapsing accounts and/or account numbers as necessary to implement the transactions contemplated by this Resolution.

Mayor Lauterborn clarified that this resolution serves to accept the ARPA funds in their entirety. The funds can then be expended for individual projects to be voted on over the next several years.

Councilor Walker **MOVED** to **ADOPT** the resolution. Councilor Hamann seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

**10.3.3 Resolution Authorizing Allocation of
\$129,815.00 to the Arena Special Revenue
Fund from ARPA Funds**

Councilor Lachapelle **MOVED** to read the resolution for a first time by title only. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. Mayor Lauterborn read the resolution for a first time by title only as follows:

**Resolution Authorizing Allocation of \$129,815.00 to the Arena
Special Revenue Fund from ARPA Funds**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHESTER, AS FOLLOWS:**

That City hereby allocates to the Arena Special Revenue Fund One Hundred Twenty Nine Thousand Eight Hundred Fifteen Dollars (\$129,815) for lost revenues during Fiscal Year 2021 specifically related to the Coronavirus-19 pandemic. The source of the revenue reimbursement shall be derived entirely from ARPA Funds.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to designate and/or establish such accounts and/or account numbers as necessary to implement the transactions contemplated by this Resolution.

Councilor Walker **MOVED** to **ADOPT** the resolution. Councilor Rice seconded the motion. Mayor Lauterborn said that the Arena fund was greatly

affected due to COVID-19 and detailed the fund deficit the Arena was currently experiencing. She stated that due to the very small portion of the total ARPA funds this proposal would expend, the Finance Committee felt this should be handled early. The **MOTION CARRIED** by a unanimous voice vote.

Mayor Lauterborn referenced the Health Coordinator position, which had been discussed at the prior Finance Committee meeting. She said that a discussion on this position would be coming to Council at the October 19 Workshop meeting.

10.4 Planning Board

Councilor Walker announced that with the resignation of Daniel Rines from the Planning Board, there will be a vacancy on the board. He advised interested parties to contact the City Clerk's office to obtain a statement of interest for application.

10.5 Public Safety

10.5.1 *Committee Recommendation:* To install signs reading "No Parking Wednesday 6AM - Noon" on both sides of Moores Court at the discretion of DPW

Councilor Hamann **MOVED** to accept the recommendation to install "No Parking" signs on Moores Court as detailed above. Councilor Lachapelle seconded the motion. Councilor Hamann recommended that this item be taken care of as soon as possible because trash removal is not being completed on this street due to the parking issue. The **MOTION CARRIED** by a unanimous voice vote.

10.5.2 *Committee Recommendation:* To install a "No U-Turn" sign at Ten Rod Road near Exit 14

Councilor Hamann **MOVED** to install a "No U-Turn" sign on Ten Rod Road near exit 14. He stated that there have been some close calls on this road with near accidents and, after conferring with NHDOT, the City was informed that it is within the City's purview to install such signs. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

10.5.3 *Committee Recommendation:* To change the posted speed limit on Four Rod Road to 30 mph

Councilor Hamann **MOVED** to change the posted speed limit on Four Rod Road to 30 mph. Councilor Rice seconded the motion. Councilor Walker asked about the current speed limit on this road. Council Hamann stated that the speed limit is currently set at 35 mph. He said that the police department had placed a speed trailer in the area and it was discovered that the highest recorded speed on the road was 77 mph with the median speed being 42 mph. Councilor Hamann said that with the road being so narrow, residents are hesitant to go towards their mailboxes due to the excessive speeds. The **MOTION CARRIED** by a unanimous voice vote.

10.5.4 Committee Recommendation: To install a "traffic signal ahead" warning sign, with a "Highland Street" sign underneath, on Salmon Falls Road at the discretion of DPW

Councilor Hamann **MOVED** to install a "traffic signal ahead" sign with a "Highland Street" sign posted directly underneath on Salmon Falls Road. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

10.5.5 Committee Recommendation: To install a "Hidden Driveway" sign by 661 Pickering Road at the owner's expense and at the discretion of DPW

Councilor Hamann **MOVED** to install a "Hidden Driveway" sign at 661 Pickering Road at the owner's expense. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

10.5.6 Committee Recommendation: To install a "Stop sign ahead" warning sign on Roy Street in the direction from Washington Street at the discretion of DPW

Councilor Hamann **MOVED** to install a "stop sign ahead" warning sign on Roy Street in the direction from Washington Street toward Walnut Street. Councilor Rice seconded the motion. Councilor Walker inquired if this sign would be effective given the short length of the road. Councilor Hamann clarified that since construction began in the Strafford Square area, people have been using Roy Street to bypass the construction and have not been stopping at the 4-way stop. This sign would be placed prior to the curve in the road. Councilor Rice said the sign would be placed on the straight portion of Roy Street directly off Washington, following which there is a curve and then

an abrupt 4-way stop. The **MOTION CARRIED** by a unanimous voice vote.

Councilor Lachapelle said there had been discussion in Committee regarding removable speed bumps for the issue on Roy Street. He stated that he was not in support of this measure. He speculated that if these were to be installed in this area, they would be requested in many other areas of the City; it would also be time-prohibitive for DPW to have to install and remove them later in the year.

Councilor Hamann stated that the Public Safety Committee would be meeting again on October 20.

10.6 Public Works

Councilor Walker said that there were no action items resulting from the Public Works meeting.

10.7 Redistricting Committee

10.7.1 Resolution Approving Revision of Ward Boundaries in Accordance With Section 3 of the City Charter

Councilor Walker directed Council to the map displayed in Council Chambers of the new ward lines, which would take effect with the proposed redistricting. Councilor Rice stated that this information is also available on the City website.

Councilor Lachapelle asked if the residents whose properties will be effected by the redistricting would be notified by certified mail that they had a new ward and polling location. Councilor Walker confirmed that the City Clerk's office would inform these residents via postcard when the redistricting goes into effect. He stated that this item would be further discussed at the October 19 Workshop meeting.

Councilor Walker **MOVED** to read the resolution for a first time and refer it to a public hearing on October 19, 2021. Councilor Rice seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. Councilor Walker read the resolution for a first time by title only as follows:

Resolution Approving Revision of Ward Boundaries in Accordance With Section 3 of the City Charter

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

In accordance with Section 3 of the City Charter, the six (6) Ward Boundaries are hereby revised consistent with the attached **Exhibit A**. These Ward Boundary revisions shall take effect at the first election after the approval of this Resolution.

Councilor Lachapelle reminded Council that the Codes & Ordinances Committee would be meeting on Thursday, October 7 at 6 PM and invited all to attend.

11. Old Business

No discussion.

12. Consent Calendar

No discussion.

13. New Business

13.1 Resolution Authorizing \$17,000.00 Appropriation from the Economic Development Special Reserve Fund for Water Street Paving

Councilor Lachapelle **MOVED** to read the resolution for a first time by title only. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. Mayor Lauterborn read the resolution for a first time by title only as follows:

Resolution Authorizing \$17,000.00 Appropriation from the Economic Development Special Reserve Fund for Water Street Paving

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER:

That, in accordance with §7-63 (A) (2), the amount of Seventeen Thousand Dollars (\$17,000.00) is hereby appropriated from the Economic Development Special Reserve Fund to pay for the costs associated with paving portions of Water Street associated with the City's Development Agreement for the so-called Scenic/Salinger Project which is part of the economic revitalization of the City's historic downtown.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to establish and/or designate such multi-year, non-lapsing accounts and or account numbers as are necessary to implement the transactions contemplated in this Resolution. All projects will be assigned a unique account number for tracking and reported purposes.

Councilor Walker **MOVED** to **ADOPT** the resolution. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

13.2 Resolution Granting Community Revitalization Tax Relief to the Properties Located at 45 and 55 North Main Street and 8 Barker Court Under the Provisions of RSA 79-E in Connection with a Proposed Rehabilitation Project

Councilor Lachapelle **MOVED** to read the resolution for a first time and refer it to a public hearing on October 19, 2021. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. Mayor Lauterborn read the resolution for a first time by title only as follows:

Resolution Granting Community Revitalization Tax Relief to the Properties Located at 45 and 55 North Main Street and 8 Barker Court Under the Provisions of RSA 79-E in Connection with a Proposed Rehabilitation Project

Be it Resolved by the Mayor and City Council of the City of Rochester, as follows:

Whereas, in an effort to stimulate local economic development and enhance City downtowns and Town centers, the New Hampshire Legislature has enacted RSA Chapter 79-E, entitled "Community Revitalization Tax Relief Incentive"; and

Whereas, the City of Rochester adopted the provisions of such Community Revitalization Tax Relief Incentive Program pursuant to RSA Chapter 79-E by Resolution of the City Council on October 7, 2008; and

Whereas, the Lilac City Development, LLC, owner of the so-called 45 and 55 North Main Street and 8 Barker Court in downtown Rochester, is desirous of making use of the benefits of RSA Chapter 79-E and it has, therefore, proposed a substantial rehabilitation project with respect to the structures located upon the so-called 45 and 55 North Main Street and 8 Barker Court; and

Whereas, RSA Chapter 79-E requires that the governing body of the City of Rochester make certain findings and determinations with regard to a proposed substantial rehabilitation project in order for the structure to qualify for the RSA Chapter 79-E Community Revitalization Tax Relief Incentive;

Now, Therefore, the Mayor and City Council of the City of Rochester, by adoption of this resolution, hereby make the following findings and determinations with respect to the proposed substantial rehabilitation proposal for the so-called 45 and 55 North Main Street and 8 Barker Court properties contemplated by the owner's Community Revitalization Tax Relief Application dated September 29, 2021, to wit:

(1) Any tax relief under the provisions of RSA Chapter 79-E or this resolution that is to be accorded with respect to the so-called 45 and 55 North Main Street and 8 Barker Court properties project shall be accorded only after the property owner grants to the City a covenant pursuant to the provisions of RSA 79-E:8 ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and in accordance with the requirements of RSA 79-E:8; and

(2) The Mayor and City Council find public benefits under RSA 79-E:7 in the proposed revitalization project proposed with respect to the so-called 45 and 55 North Main Street and 8 Barker Court properties project; and

(3) The proposed substantial rehabilitation project with respect to the aforesaid 45 and 55 North Main Street and 8 Barker Court Main Street properties provides the following public benefits to downtown Rochester:

I. It enhances the economic vitality of the downtown;

II. It enhances and improves a structure that is culturally and historically important on a local level, within the context of the City's Historic District and the City center in which the building is located;

III. It promotes development of downtown Rochester, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B;

(4) The specific public benefit is preserved through a covenant under RSA 79-E:8 if the project is implemented consistent with (a) the aforementioned application; (b) compliance with the recommendation to the City Council approved by the Community Development Committee on October

18, 2021 (c) the terms of this resolution; and (d) any other applicable requirements of Chapter 79-E; and

(5) The Mayor and City Council find that the proposed use is consistent with the City's Master Plan and development regulations.

Furthermore, as a result of making such determinations and findings, and subject to the owner's compliance therewith, and with the provisions of RSA Chapter 79-E, the Mayor and City Council hereby grant the requested tax relief for a period of seven (7) years beginning with the completion of the substantial rehabilitation of the structure upon the so-called 45 and 55 North Main Street and 8 Barker Court properties.

13.3 Non-Public Minutes from April 6, 2021 City Council Meeting *motion to unseal*

Councilor Lachapelle **MOVED** to unseal the minutes of the non-public meeting of April 6, 2021. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

14. Other

Councilor Bogan reported that PorchFest had gone wonderfully the prior Sunday and she thanked everyone involved in organizing the annual event as well as all those who came out and participated.

Councilor Rice thanked all city staff and participants who had attended Chief Klose's retirement celebration and final ride.

Councilor Rice reported that the Governor's Advisory Commission on Intermodal Transportation hearings had been held the day prior, at which several councilors were present along with Director of City Services Peter Nourse. He urged all councilors to participate in future meetings and to voice their support for the Route 11 corridor projects. He stated that the area is a safety hazard, and with hundreds of new residents moving to this location, the issue needs to be addressed as soon as possible. Peter Nourse, Director of City Services, said that there have been two projects identified (Route 11 signal and sidewalk project, which is scheduled for 5-years out and the Route 11 capacity enhancement which is 10-years out). He gave details on each of these projects. He stated that the City had arranged with NHDOT to exchange a lesser-priority project in the existing 10-year plan with one of these Route 11 projects, to take the same proposed timeline for a start date in 2026. Mr. Nourse said that the City had tried to obtain funding for these projects through federal programs in order to break ground earlier; thus far they have been

unsuccessful, leaving the original NHDOT 10-year plan as the timeline. He emphasized the need for advocacy from City officials for these projects, which are of high priority and cannot be funded by the City alone.

Councilor Rice reported that, of the five projects the Strafford Regional Planning Commission had presented as being of high priority, Rochester had two of those projects. He gave information to Council on how to submit comment and advocate for these projects to be moved up sooner.

15. Non-Public/Non-Meeting

15.1 Non-Public Session – Land, RSA 91-A:3, II (d)

Mayor Lauterborn announced that there was no longer a non-public session scheduled for this evening.

16. Adjournment

Mayor Lauterborn **ADJOURNED** the Regular City Council meeting at 6:57 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk

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City Clerk's Office

**City Council Special Meeting
October 19, 2021
Council Chambers
6:47 PM**

COUNCILORS PRESENT

Councilor Abbott
Councilor Bogan
Councilor Fitzpatrick
Councilor Hainey
Councilor Hamann
Councilor Hunt-Hawkins
Councilor Hutchinson
Councilor Jean
Councilor Lachapelle
Councilor Rice
Councilor Walker
Mayor Lauterborn

OTHERS PRESENT

Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager
Terence O'Rourke, City Attorney
Shanna Saunders, Planning Director
Eric Paquette, Property Owner

COUNCILORS ABSENT/EXCUSED

Councilor Gray

Minutes

1. Call to Order

Mayor Lauterborn called the City Council Special Meeting to order at 6:47 PM. Deputy City Clerk Cassie Givara had taken a silent roll call prior to the Public Hearing immediately preceding the Special Meeting. All Councilors were present except for Councilor Gray, who was excused.

2. Resolution Authorizing Issuance of Building Permit(S) on a Portion of the Class VI Section of the so called Elmo Lane Pursuant to RSA 674:41 I (c) *first reading and consideration for adoption*

Councilor Lachapelle **MOVED** to read the resolution for a first time by title only. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. Mayor Lauterborn read the resolution for a first time by title only as follows:

RESOLUTION AUTHORIZING ISSUANCE
OF BUILDING PERMIT(S) ON A PORTION OF THE CLASS VI SECTION
OF
THE SO CALLED ELMO LANE PURSUANT TO RSA 674:41 I (C)

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

That in accordance with the provisions of RSA 674:41, I(c) (1), the Mayor and City Council hereby authorize the issuance of building permit(s) for construction of a project located off the Class VI portion of so called Elmo Lane, in said Rochester, NH. The current owner of the property which the project is to be located is Paqakos, LLC, and the lot on which the construction is to occur are depicted on Rochester Tax Map 216, as Lot 67. This approval is granted subject to the requirement that, prior to issuance of such building permit(s), compliance with the requirements of RSA 674:41, I (c) (3) is achieved. Furthermore, pursuant to the provisions of RSA 674:41 (c) (2), by authorizing the issuance of the above building permit(s), the City of Rochester neither assumes responsibility for maintenance of the aforesaid portion of the Elmo Lane on which the project is to be constructed, nor liability for any damages resulting from the use thereof, and that an acknowledgement, waiver and release of the City of such responsibility signed by the property owner(s), shall be recorded in Strafford County Registry of Deeds prior to the issuance of any building permit(s) hereby authorized. If determined necessary by the City of Rochester a street sign shall be installed prior to the issuance of a certificate of occupancy.

Councilor Lachapelle **MOVED** to **ADOPT** the resolution. Councilor Walker seconded the motion. Councilor Rice asked if the purpose of this resolution was to allow the road to be paved. Shanna Saunders, Planning Director, stated that when a property owner or business on a Class VI road applies for a building permit, it requires Council approval. This building permit has already been approved by site plan application and now needs a Council vote. Councilor Rice asked for more details on what type of business was being constructed and the amount of traffic potentially generated, as well as the potential improvements that will need to be made to the road. Director Saunders responded that part of the agreement signed by the property owner states that they understand the City does not maintain a class VI road and it is the responsibility of the property owner to do so; this includes any work which would need to be done to the road itself to accommodate the business. She stated that the business and road have been reviewed favorably by the Planning Department, Public Works, and the Fire department. Chris Paquette, property owner of 40 Elmo Lane, reported that his business fabricates structural steel for bridges; not the large girders but rather smaller

components for the rehab of bridges. He clarified that the building permit was intended to construct a building less than 1000-square feet to house a saw and a drill. This structure will be located just outside the existing business. Mr. Paquette reported that he has already done several improvements on the road to bring it up to specifications and allow emergency vehicles to gain easier access. The **MOTION CARRIED** by a unanimous voice vote.

3. Adjournment

Mayor Lauterborn **ADJOURNED** the City Council Special Meeting at 6:51 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk

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City Clerk's Office



City of Rochester, New Hampshire

OFFICE OF THE CITY MANAGER
31 Wakefield Street • Rochester, NH 03867
(603) 332-1167
www.RochesterNH.net

**CITY MANAGER'S REPORT
October 2021**

Contracts and documents executed since last month:

- **Department of Public Works**
 - Letter of Commitment – 2023 Household Hazardous Waste Day **P. 28**
 - Financing agreement – Water Main Extension, Scenic Salinger **P. 29**
 - Construction agreement, Little Falls Bridge Turn Lane – GW Brooks & Son **P. 30**
 - Corrected Change Order, River St Pump Station – Apex Construction **P. 31**
 - Change Order #2 – New DPW **P. 32**
- **Economic Development**
 - Review of Certificate of Consistency - BHHS **P. 33**
 - FY22 CDBG Environmental Review – CAP Weatherization 10-14 **P. 34**
 - FY22 CDBG Environmental Review – CAP Weatherization 10-18 **P. 35**
- **Finance**
 - Statement of Work – Vision Government Solutions **P. 36**
- **IT**
 - Training services quote – OpenGov University **P. 37**
 - Warranty renewal – Systems Engineering **P. 38**

The following standard reports have been enclosed:

- Personnel Action Report Summary **P. 39**



City of Rochester, New Hampshire
PUBLIC WORKS DEPARTMENT
45 Old Dover Road • Rochester, NH 03867
(603) 332-4096
www.RochesterNH.net

INTEROFFICE MEMORANDUM

TO: Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager/ Director of Finance & Administration
FROM: Laura J. McDormand, Admin Assistant II *LM*
DATE: September 24, 2021
SUBJECT: **2023 HHW Letter of Commitment**
CC: Lisa J. Cark Admin & Utility Billing Supervisor

Attached please find (1) one copy of the cover letter and letter of commitment for the 2023 HHW Day event. The State of NH requires that the grant paperwork be submitted and approved a full year in advance of the event.

Please sign and return the letter of commitment to the Public Works Department.

Signature_____

Katie Ambrose
Deputy City Manager/ Director of Finance & Administration



City of Rochester, New Hampshire
PUBLIC WORKS DEPARTMENT
45 Old Dover Road • Rochester, NH 03867
(603) 332-4096
www.RochesterNH.net

10/28/2021



INTEROFFICE MEMORANDUM

TO: BLAINE COX, CITY MANAGER
KATIE AMBROSE, DEPUTY CITY MANAGER/DIRECTOR OF FINANCE & ADMIN

FROM: LISA J. CLARK, ADMINISTRATIVE SUPERVISOR

DATE: September 24, 2021

SUBJECT: Scenic Salinger LLC 10-14 North Main Street
Property Owner City Financing
Amount \$54,958.25 – 10 years

CC: Peter C. Nourse, PE, Director of City Services
Michael S. Bezanson, PE City Engineer

Attached please find (1) one copy of the Scenic Salinger LLC agreement for financing the Water Main Extension associated with this property. The total cost finance is \$54,958.25 for 10 years. This will be invoiced on the quarterly Utility Bill in 40 equal installments.

If you have any question, please call, if not please pass on to the City Manager for signature. Please return document to me at the DPW for Distribution

(Katie Ambrose, Deputy City Manager/ Director of Finance & Administration)



City of Rochester, New Hampshire

PUBLIC WORKS DEPARTMENT

45 Old Dover Road • Rochester, NH 03867
 (603) 332-4096 Fax (603) 335-4352
www.rochesternh.net

INTEROFFICE MEMORANDUM

TO: Blaine Cox, City Manager
 Katie Ambrose, Deputy City Manager/ Director of Finance & Administration

FROM: Michael Bezanson, PE, City Engineer *MSB*

DATE: September 30, 2021

SUBJECT: Little Falls Bridge Road Right Turn Lane Project (#22-01)
 Construction Agreement and Notice To Proceed

CC: Peter Nourse, PE, Director of City Services

Attached please find one (1) original of the Agreement between G.W. Brooks & Son, Inc. and the City of Rochester for the Little Falls Bridge Road Right Turn Lane project (Bid No. 22-01). This project was publicly bid and awarded to G.W. Brooks & Son, Inc. on August 27, 2021.

Also attached is one (1) original of the Notice To Proceed to G.W. Brooks & Son, Inc. for the construction of the Little Falls Bridge Road Right Turn Lane project stating that the contract time will commence to run on October 6, 2021.

Katie - If you have any questions, please let me know. If not, please sign below and forward to the City Manager for signature. The signed originals of the Agreement and Notice To Proceed should be returned to me at DPW for processing. Thank you.

Signature_____

Katie Ambrose
 Deputy City Manager/ Director of Finance & Administration

Attachments: Little Falls Bridge Road Right Turn Lane, Agreement & NTP



City of Rochester, New Hampshire
PUBLIC WORKS DEPARTMENT
45 Old Dover Road • Rochester, NH 03867
(603) 332-4096
www.RochesterNH.net

10/28/2021



INTEROFFICE MEMORANDUM

TO: Blaine Cox, City Manager
Katie Ambrose, Deputy City Manager/Director of Finance & Administration

FROM: Dana Webber, PE, Assistant City Engineer

DATE: October 6, 2021

SUBJECT: **River Street Sewer Pump Station Upgrade**
CORRECTED Apex Construction Change Order No. 2 – Time Extension

CC: Michael Bezanson, PE, City Engineer
Lisa Clark, Administrative Supervisor

Attached please find a CORRECTED final electronic copy of Change Order #2 for the River Street Pump Station Construction Contract. The previous electronic copy had errors in the contract values. As described in the change order document the final date of completion has been extended to September 5, 2021 due to delays in delivery of materials. The City has confirmed that the project was ready for final payment on this date with the exception of punch list items tracked by Brown and Caldwell.

Katie - If you have any questions, please contact me. If not, please sign below and pass on to the City Manager for signature. Once completed, please return documents to DPW for Distribution.

(Katie Ambrose, Deputy City Manager/ Director of Finance & Administration)



City of Rochester, New Hampshire
PUBLIC WORKS DEPARTMENT
45 Old Dover Road • Rochester, NH 03867
(603) 332-4096
www.RochesterNH.net

10/28/2021



INTEROFFICE MEMORANDUM

TO: BLAINE M. COX, CITY MANAGER
ROLAND E. CONNORS, INTERIM FINANCE DIRECTOR

FROM: LISA J. CLARK, ADMIN SUPERVISOR *LJC*

DATE: October 20, 2021

SUBJECT: Exactitude/A-3 – New DPW Change Order #2
Amount \$780.00

CC: Peter C. Nourse, PE, Director of City Services

Attached please find (1) one copy of Exactitude / A-3 Change Order #1. This change is for an additional 70 UFH Credentials (cards) necessary at for the New DPW. The original proposal included 30 and is in-sufficient for staff needs.

The funds are as budgeted and are available in the following accounts

15013010-772000-20584 = 390.00
55016010-772000-20584 = \$195.00
55026020-772000-20584 = \$195.00

If you have any question, please call me, if not please pass on to the City Manager for signature. This document should be returned to the DPW distribution.

Katie Ambrose Deputy City Manager / Director of Finance and Administration

Date: October 14, 2021

To: Blaine Cox
City Manager

From: Julian Long
Community Development Coordinator/Grants Manager

Re: Bureau of Homeless and Housing Services Certification of Consistency with the Consolidated Plan

I have been asked to review N.H. Bureau of Homeless and Housing Services' certification of consistency and proposed grant projects to verify that they are consistent with the City of Rochester's FY 2015-2020 Consolidated Plan. The projects provide housing and housing-related services to homeless populations within the City of Rochester and elsewhere.

All of these services are consistent with the goals and activities outlined in the Consolidated Plan. In particular, services and housing for homeless populations are priority needs identified in the Consolidated Plan.

Please sign the attached certification of consistency with the Consolidated Plan and return to Julian Long. Please contact Julian with any questions or concerns. Thank you very much.

Date: October 14, 2021

To: Blaine Cox
City Manager

From: Julian Long
Community Development Coordinator/Grants Manager

Re: FY 2022 CDBG Environmental Reviews – CAP Weatherization
Environmental Reviews

Please see attached the completed FY 2022 Community Development Block Grant (CDBG) environmental review for the replacement of windows, attic insulation, and roof replacement a manufactured home in the southeastern region of the city. The City Council approved funding to the CAP weatherization program at the May 4, 2021 City Council meeting.

The environmental review requires the signature of the City Manager as the authorized official for the City of Rochester. Thank you very much, and please contact Julian with any questions or concerns.

Date: October 18, 2021

To: Blaine Cox
City Manager

From: Julian Long
Community Development Coordinator/Grants Manager

Re: FY 2022 CDBG Environmental Reviews – CAP Weatherization
Environmental Reviews

Please see attached the completed FY 2022 Community Development Block Grant (CDBG) environmental review for the replacement of windows and furnace replacement in a manufactured home in the northwestern region of the city. The City Council approved funding to the CAP weatherization program at the May 4, 2021 City Council meeting.

The environmental review requires the signature of the City Manager as the authorized official for the City of Rochester. Thank you very much, and please contact Julian with any questions or concerns.



City of Rochester, New Hampshire

Finance Office

31 Wakefield Street • Rochester, NH 03867-1917

(603) 335-7609 Fax (603) 332-7589

MEMO

TO: Blaine Cox

FROM: Katie Ambrose, Deputy City Manager/Director of Finance & Administration

DATE: October 18, 2021

RE: Vision SOW

Attached please find a Statement of Work with Vision Government Solutions to generate all of Rochester's current property record cards into PDF format. Funding for the \$450 is available in Assessing's Software Maintenance/Licenses account 11050070-534003.

Feel free to let me know if you have any questions. If you concur, please sign and return to my attention for distribution.

Katie Ambrose

Deputy City Manager/Director of Finance & Administration

Enclosures: Statement of Work: PRC to PDF for Rochester, NH



City of Rochester, New Hampshire

INFORMATION TECHNOLOGY SERVICES

31 Wakefield St • Rochester, NH 03867

www.rochesternh.net

INTEROFFICE MEMORANDUM

TO: Blaine City Manager
Katie Ambrose, Finance Director

FROM: Sonja Gonzalez, Chief Information Officer

DATE: October 19, 2021

SUBJECT: OpenGov – OpenGov University - \$1,100

CC:

Attached please find one copy of the quote for OpenGov University, a training platform for OpenGov services.

There is sufficient funding in the BLS training budget, as agreed upon by Jim Grant.

If you have any questions, please let me know. If not, please sign and pass on to the City Manager for signature. This document should be returned to Sonja Gonzalez for distribution.

Signature_____

Katie Ambrose, Finance Director



City of Rochester, New Hampshire

INFORMATION TECHNOLOGY SERVICES

31 Wakefield St • Rochester, NH 03867

www.rochesternh.net

INTEROFFICE MEMORANDUM

TO: Blaine City Manager
Katie Ambrose, Finance Director

FROM: Sonja Gonzalez, Chief Information Officer

DATE: October 4, 2021

SUBJECT: Systems Engineering – Warranty Renewals - \$19,371.00

CC:

Attached please find a copy of the 2021 virtual environment support renewal proposal.

There is sufficient funding in the IT Equipment Maintenance account 11020050-543002.

If you have any questions, please let me know. If not, please sign and pass on to the City Manager for signature. This document should be returned to Sonja Gonzalez for distribution.

Signature_____

Katie Ambrose, Finance Director

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City Clerk's Office



**CITY OF ROCHESTER, NEW HAMPSHIRE
OFFICE OF THE MAYOR
31 Wakefield Street, Rochester, NH 03867
www.RochesterNH.net**

PROCLAMATION

WHEREAS, The Rochester Museum of Fine Arts was founded by a group of dedicated volunteers in November 2011; and

WHEREAS, The organization is committed to the accessibility of contemporary works made by regionally, nationally, and internationally recognized artists; and

WHEREAS, With a motto of *Art For Everyone*, volunteers work to enrich people's lives through the presentation of fine art in public spaces; and

WHEREAS, The Museum of Fine Arts has become a leader in the effort to revitalize Rochester by presenting a wide variety of art and fostering the understanding of works of art; and

WHEREAS, Rochester's artistic, cultural, and visual landscape has been significantly enhanced by the organization, specifically in the James W. Foley Memorial Community Center; and

WHEREAS, The Museum is celebrating its remarkable 10th Anniversary;

NOW, THEREFORE, I, Elaine Lauterborn, Mayor of the City of Rochester, New Hampshire, do hereby proclaim November 16th, 2021 *ART FOR EVERYONE DAY* in Rochester, New Hampshire and encourage all citizens to join me in congratulating the Rochester Museum of Fine Arts on its 10th Anniversary.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the great seal of the City of Rochester to be affixed this 3rd day of November, in the year of our Lord, 2021.

Elaine Lauterborn
Mayor

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City Clerk's Office

Codes and Ordinances Committee

Councilor Peter Lachapelle, Chair
Councilor Tom Abbott
Councilor Chris Rice
Councilor Laura Hainey
Councilor Daniel Fitzpatrick



Others Present

Terence O'Rourke, City Attorney
City Councilor David Walker

**CODES AND ORDINANCES COMMITTEE
Of the Rochester City Council
Thursday, October 7, 2021
Council Chambers
6:00 PM**

Minutes

1. Call to Order

Chairman Lachapelle called the Codes and Ordinances Committee meeting to order at 6:00 PM. Deputy City Clerk Cassie Givara took a silent roll call attendance. All Councilors were present except for Councilor Abbott, who was excused.

2. Public Input

There was no one present to speak during public input.

3. Acceptance of the Minutes

3.1 August 5, 2021

Councilor Rice **MOVED** to accept the minutes of the August 5, 2021 Codes and Ordinances Committee meeting. Councilor Fitzpatrick seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

4. Code of Ordinances Review

4.1 Amendment to Chapter 254 of the General Ordinance of the City of Rochester regarding storage of Recreational vehicles, travel trailers, campers and boats.

Attorney O'Rourke gave a brief background on the suggested amendment to chapter 254. He reported that there were areas of the City where RVs, boats or campers have been parked for long periods in the grassy areas off the right-of-way, obstructing views of the roadway. He said that the issue was in need of more immediate attention as opposed to the time taken for a zoning amendment. Attorney O'Rourke reported that Planning Director Saunders had drafted some language based upon the verbiage from a similar situation in her previous municipality. The new language would prohibit these types of vehicles from being parked within 10-feet of the lot line. He stated that there was nothing in the existing ordinance which covered this particular situation.

Councilor Walker spoke about eliminating the provision for the 10-foot setback from the property line in the proposed amendment. He said that there were many areas of the City where residents would be able to safely park their campers alongside their houses, but the size of the lots would not allow these vehicles to be 10-feet back, leaving the owners in noncompliance if they stored their recreational vehicles in these spaces. Councilor Walker said that he had received complaints about detached trailers being stored off the right-of-way in this same manner and suggested that verbiage be added to prohibit this activity for detached trailers as well.

Councilor Hainey stated that she felt the ordinance as written did not specifically mention obstructing the right-of-way, and the proposed verbiage would require residents to utilize carports, enclosed structures, or their rear yard to store recreational vehicles. This could cause a hardship for residents who do not have enclosed structures or carports and who do not have adequate room in their rear yard. Councilor Walker suggested that there be an amendment made to remove the terms "carport" and "enclosed structure" and rather state that vehicles need to be stored to the side or rear of a residence, not obstructing the right-of-way. Councilor Rice spoke of instances where disallowing these vehicles to be parked in front of a residence would be a hardship to property owners even when their vehicles would not be causing any obstruction.

Attorney O'Rourke cautioned against amending the language to expressly prohibit parking in the right of way. He stated that there are gravel portions or unpaved areas within the right-of-way where it is legal to park. He gave an example of a person driving a recreational vehicle who visits a friend and parks their vehicle in such an area temporarily. It was discussed that the problem arises with these vehicles being stored in a manner which obstructs the right of way, and that should be the intent of the amendment. Councilor Rice suggested that the word "storage" would need to be defined and there may need to be specific time limits designated.

Councilor Fitzpatrick requested that the amendment be sent back to the legal department to be reworked with the changes discussed this evening.

Councilor Hainey asked if the parties causing the issue that triggered this discussion had been approached to rectify the situation. Councilor Walker answered that the resident in question had been contacted multiple times and was not amenable to changing their parking habits. Councilor Rice said that in this particular situation, the resident was detaching his trailer and storing it in an obstructive manner.

Chairman Lachapelle reiterated that this item would go back to legal for further work. Councilor Rice suggested the City Attorney look into the ordinances for other cities across the county to see how other municipalities handle this issue. There was a brief discussion regarding

the importance of getting this ordinance on the books in a timely manner. Councilor Fitzpatrick suggested that the Codes and Ordinances Committee could vote to send to full council language restricting long-term storage in the right-of-way with additional verbiage to be added later. It was discussed that the term “long-term” would also need to be defined eventually.

Attorney O’Rourke suggested the following language: *“Recreational vehicles, travel trailers, campers, automobile utility trailers, and boats shall not be stored off the travel portion of the roadway within the City’s right-of-way.”* Councilor Rice reiterated the issue of detached trailers being stored separate from their primary mode of transport, and suggested language to specify this. This would allow for contractors and other businesses to park in these areas and perform a service on a short-term basis. Attorney O’Rourke suggested that “storage” could be defined as a period of time not to exceed 48-hours. He amended the passage to read, *“Recreational vehicles, travel trailers, campers, automobile utility trailers, and boats shall not be stored off the travel portion of the roadway within the City’s right-of-way. To store shall mean for a continuous period of more than 48-hours.”* Attorney O’Rourke stated he would confer with the police department to determine whether it was legal to park a detached trailer in the City right-of-way and, dependent on the answer, he could add verbiage.

Councilor Rice **MOVED** to send the amendment as drafted by the City Attorney to full Council at the November 3 meeting. Councilor Fitzpatrick seconded the motion. The **MOTION CARRIED** by a unanimous voice vote. (proposed amendment - Addendum A)

5. Ethics Committee & Code

Chairman Lachapelle stated there were no additional edits suggested by either the School Board of Police Commission at this time. Councilor Fitzpatrick **MOVED** to send the Ethics Code to the full council. Councilor Rice seconded the motion. Councilor Hainey stated that she felt the Ethics Code was still lengthy and cumbersome, but supported a vote in order to have the document in place, which could later be amended. Chairman Lachapelle said that the motion could be amended to include the date in which this Code will go into effect. Chairman Lachapelle stated that when he makes the motion to full Council in November, he would add language to specify that the Code goes into effect following the inauguration. There was a discussion regarding the hyperbolic language contained in the Code and potentially amending it at a future date. The **MOTION CARRIED** by a unanimous voice vote.

6. Other

Chairman Lachapelle reminded the Committee that due to the Municipal election occurring on November 2, the Regular City Council meeting will be held on Wednesday, November 3 and the November Codes meeting would be cancelled. He stated that the Codes and Ordinances Committee would reconvene on Thursday, December 2, 2021.

Chairman Lachapelle spoke about the ordinance review the committee had been undertaking for each City department. The Department of Public Works’ chapters were anticipated to take several meetings in order to review the large amount of revisions and proposed amendments. He suggested postponing the review of these chapters until after the New Year due to the potential

change in committee members following the election and inauguration. There was a discussion about any amendments and recommendations from the Codes Committee being voted on by a new Council in January 2022. It was decided that unless there was an urgent matter, any ordinance reviews would take place in the New Year with the newly seated Codes & Ordinance Committee members.

7. Adjournment

Chairman Lachapelle **ADJOURNED** the Codes & Ordinance Committee meeting at 7:04 PM.

Respectfully Submitted,

Cassie Givara
Deputy City Clerk

**Amendment to Chapter 254 of the General Ordinances of the City of Rochester Regarding
Storage of Recreational Vehicles, Travel Trailers, Campers and Boats**

THE CITY OF ROCHESTER ORDAINS:

That Chapter 254 of the General Ordinances of the City of Rochester and currently before the Rochester City Council, be amended as follows (additions in *italics*):

§ 254-28 Additional parking regulations.

D. Storage of recreational vehicles, travel trailers, campers and boats. Recreational vehicles, travel trailers, campers or boats shall be stored in a carport, enclosed building or rear yard area and shall not be located within 10 feet of the lot line. No such equipment shall be used for living, sleeping or housekeeping purposes.

The effective date of these amendments shall be upon passage.

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City Clerk's Office



Rochester City Council

Community Development Committee

MEETING MINUTES

Donna Bogan, Chair
Daniel Fitzpatrick
Laura Hailey
Palana Hunt-Hawkins
T. J. Jean

Meeting Date:	Monday, October 18, 2021	
Members Present:	Donna Bogan Daniel Fitzpatrick Laura Hailey Palana Hunt-Hawkins	Members Absent: T.J. Jean
Guests/Staff:	Julian Long, Rochester Community Development Coordinator Jennifer March, Economic Development Assistant Director Greg Grant, Lilac City Development, LLC Christine Castaldo, Market Square Architects	

Councilor Bogan called the special meeting to order at 6:00 p.m. at 45 North Main Street.

SITE TOUR – 79E Applicant

Mr. Grant provided an overview of the proposed project, which would renovate the 45-55 N. Main St. to create a large ground floor commercial space and about 45 residential units on the upper floors. The residential units will be one-bedroom and two-bedroom apartments. Ms. Marsh added that the project developers also hope to use Opportunity Zone benefits for the project, as well.

Councilor Hailey asked about the building setback and planned renovation timeline. Mr. Grant stated that there will be a ten-foot setback and that the project will take about 18 months to build.

Motion was made by Councilor Bogan and seconded by Councilor Hunt-Hawkins to recommend that the City Council approve the 79E grant application for the requested period of seven years. The motion passed unanimously.

Councilor Bogan exited the meeting.

Councilor Hailey called the regular meeting to order at the City Hall Annex at 6:27 p.m. Councilor Fitzpatrick made a motion to approve the September 20, 2021 committee meeting minutes, and Councilor Hunt-Hawkins seconded the motion. The motion passed unanimously.

PUBLIC INPUT	There was no public input.
79E Application – 45-55 N. Main St., 8 Barker Ct.	This agenda item was discussed during the 79E application site tour.
PUBLIC FACILITIES NAMING POLICY - Draft	Mr. Long provided a brief overview of his research into other municipalities' public facilities naming policies and stated that the draft Rochester policy is in review with the city manager. The draft policy would have proposed names for public facilities be referred to the Public Works & Buildings Committee and/or the Recreation & Arena Advisory Commission, as appropriate. The draft policy, with any revisions or comments from the city manager, will be included on the Community Development Committee's November meeting agenda.
GREATER WAKEFIELD RESOURCE CENTER FUNDING REQUEST	Mr. Long presented the funding request letter that was submitted to the Rochester city manager by the Greater Wakefield Resource Center. The letter requests funding for the renovation of its facility located in Union, New Hampshire. Mr. Long suggested that the Greater Wakefield Resource Center could be provided with a copy of the current FY 23 Community Development Block Grant (CDBG) application, which requests detailed project information and number of Rochester residents to be served by the proposed project, and the committee agreed.
COMMUNITY DEVELOPMENT PROGRAM REPORT	Mr. Long provided brief overviews of the FY 21 Section 3 report submitted to the U.S. Department of Housing and Urban Development and the updated Language Access Plan for the CDBG program. Mr. Long also stated that the most recent analyses of the 2020 U.S. Census data indicate that there now exists a census block within the City of Rochester that is racially/ethnically concentrated. This area of racial/ethnic concentration will need to be addressed in the 2025 update to the city's Analysis of Fair Housing Impediments.
OTHER BUSINESS	Councilor Hainey requested updates on the Gafney Home and Easter Seals senior affordable housing project grant applications to the New Hampshire Community Development Finance Authority (CDFA). Mr. Long stated that the CDFA has required revisions to the Gafney Home grant application budget to remove CDBG-ineligible costs and that the final decision is anticipated in early to mid November. The Easter Seals grant application will be a discussion item at the October City Council workshop.

The meeting was adjourned at 6:38 p.m.

Next Meeting – Monday, November 15, 2021, at 6:00 p.m., Cocheco Conference Room, City Hall Annex, 33 Wakefield St.

Topics – Public Facilities Naming Policy, Community Development Program Report

RESOLUTION AUTHORIZING AN APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT – COVID-19 (CDBG-CV) HOUSING FUNDING TO SUPPORT EASTER SEALS SENIOR AFFORDABLE HOUSING PROJECT

- WHEREAS: The 2020-2025 Rochester CDBG Consolidated Action Plan documents rising demand for housing for elderly residents, including residents living on fixed incomes; and
- WHEREAS: HUD Community Development Block Grant CARES Act (CDBG-CV) funds are available through the NH Community Development Finance Authority for housing grants of up to \$1,000,000; and
- WHEREAS: A primary component of the CARES Act is assistance to State, Local, Territorial, and Tribal Governments for the direct impact of the COVID-19 pandemic; and
- WHEREAS: Easter Seals NH owns the location at 215 Rochester Hill Road, Rochester, NH 03867; and
- WHEREAS: Easter Seals NH proposes to construct multiple units of apartments at 215 Rochester Hill Road, Rochester, NH 03867 to serve an income-qualified population of elderly residents; and
- WHEREAS: Easter Seals and its services will benefit a limited clientele made up entirely of elderly residents; and
- WHEREAS: Elderly persons are presumed by HUD to be low- to moderate-income for the purposes of CDBG eligibility; and
- WHEREAS: An application for a CDBG-CV grant has been prepared by Easter Seals on behalf of the City of Rochester and in collaboration with City staff; and
- WHEREAS: A duly-noticed public hearing for the purposes of soliciting feedback from the public and meeting the requirements of the CDBG program will be held on November 16, 2021.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

- I. That the City of Rochester will submit an application for Community Development Block Grant COVID-19 funds of up to \$1,000,000 for the purpose of constructing senior affordable housing units at 215 Rochester Hill Road, Rochester, NH 03867 in partnership with Easter Seals NH.
- II. The City of Rochester hereby adopts a project-specific Anti-Displacement Policy that incorporates and is subordinate to the pre-existing CDBG Anti-Displacement and Relocation Assistance Plan.

- III. The City Manager is authorized to apply for, accept, and expend the CDBG-CV funds of up to \$1,000,000 and to officially represent the City of Rochester in connection with the application, including execution of contracts on behalf of the City and any other related documents necessary or convenient to carry out the intent of said grant agreement (including acting as the certifying officer for HUD environmental documents) without further action of the City Council for the purposes set forth in the grant agreement.
- IV. The City Manager is hereby authorized to enter into agreement(s) with Easter Seals NH as subrecipient for the grant.



10/28/2021

City of Rochester Formal Council Meeting

AGENDA BILL

NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.

AGENDA SUBJECT

COUNCIL ACTION ITEM <input type="checkbox"/> INFORMATION ONLY <input type="checkbox"/>	FUNDING REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/> * IF YES ATTACH A FUNDING RESOLUTION FORM
RESOLUTION REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/>	FUNDING RESOLUTION FORM? YES <input type="checkbox"/> NO <input type="checkbox"/>

AGENDA DATE			
DEPT. HEAD SIGNATURE			
DATE SUBMITTED			
ATTACHMENTS YES <input type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED		

COMMITTEE SIGN-OFF

COMMITTEE	
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	

LEGAL AUTHORITY

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SUMMARY STATEMENT

RECOMMENDED ACTION

AGENDA BILL - FUNDING RESOLUTION**EXHIBIT**Project Name: Date: Fiscal Year:

Fund (select):

GF Water Sewer Arena CIP Water CIP Sewer CIP Arena CIP Special Revenue Fund Type: Lapsing Non-Lapsing **Deauthorization**

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

Appropriation

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

Revenue

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

DUNS # CFDA # Grant # Grant Period: From
To

If de-authorizing Grant Funding appropriations: (select one)

Reimbursement Request will be reduced Funds will be returned

Champlin Place...

a high quality supported residential environment for Older Adults in Rochester and Strafford County

Introduction/Mission

Building upon the legacy of the Champlin family, Strafford County Homemakers, and countless advocates for senior care, EasterSeals NH is proud to present this preliminary concept plan for the transformation of an extraordinary 140-acre parcel of land into a master planned campus of affordable housing, supportive services and recreational amenities designed to serve Rochester and Strafford County residents seeking to age with dignity in a supported residential community.

Our goal is to provide high quality, sustainable housing options (60-80 units) older adults with incomes ranging from 30-80% of the area median income (approx. \$20k to \$70K), together with an array of optional support services that will enable seniors to “age in place”, without resorting to potentially avoidable, more costly institutional settings which are often less desirable and less well suited to the interests of seniors in our community. While these apartments serve as the foundation of the development plan, our vision offers far more than housing as community benefit. Indeed, by partnering with the NH Forest Society, we propose to convey approximately 120 pristine acres of land for the preservation and expansion of the community trail network known as the William H Chaplin Jr. Forest. Further, we propose to explore the development of community gardens adjacent to the proposed housing development, and the potential rehabilitation of the existing EasterSeals service center as a resource for the education of graduate and undergraduate students from nearby UNH, a potential source of employment for professional service providers, and a locus for the delivery of resident services to older adults in Rochester and Strafford County.

A bold vision indeed, and a vision that will only succeed with the strong support of key stakeholders in the broader Rochester community.

The Development Team

The bold vision expressed for Champlin Place requires a development team with both the skills and the experience necessary to achieve those high expectations for generations to come. In response, EasterSeals NH has assembled a team of New Hampshire’s most qualified professionals, as summarized below.

- ❖ Developer/Owner/Manager... EasterSeals NH, founded in 1936 and serving more than 28,000 NH residents each year, EasterSeals has a clearly aligned mission, a deep reservoir of talent within its senior management ranks, and the demonstrated commitment to see this project through completion.

- ❖ Development Advisor... Development Synergies LLC has provided advisory services to a range of independent and supported housing developments across New England, resulting in the construction or redevelopment of more than 6,000 units of housing.
- ❖ Market Square Architects... one of NH's fastest growing design firms, licensed to practice in 25 states across the nation, with deep experience with market rate and affordable senior housing, both independent and assisted living.
- ❖ Norway Plans, Civil Engineer... a trusted and highly experienced civil engineering firm, with deep roots in the Rochester community and decades of experience in creative and sustainable land development.

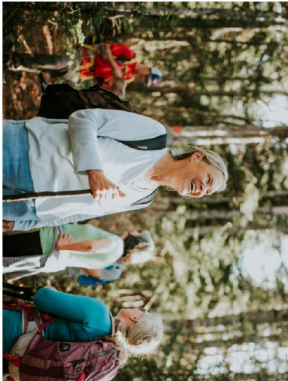
Financing Plan

The Champlin Place Financial Plan is currently being developed in parallel with the design/development plan, the identification of market and affordability goals, and a clearer understanding of community resources. However, we do anticipate success in securing significant NHHFA resources and private investment through the syndication of Low Income Tax Credits, Federal Home Loan Bank of Boston capital, the participation of local financial institutions and other traditional housing resources. Perhaps the biggest unknown, at this point in time, is capital funding for the significant off-site infrastructure investment which may be required to ensure long term public services (e.g. public water/sewer) along Health Care Drive. Based upon preliminary discussions with the City of Rochester, we estimate those off-site costs could range from \$500k-750k, with no clear path for funding. We hope to discuss funding options with the Rochester Community Development Committee, (CDBG, TIF, HUD 108, etc.).

Community Benefits

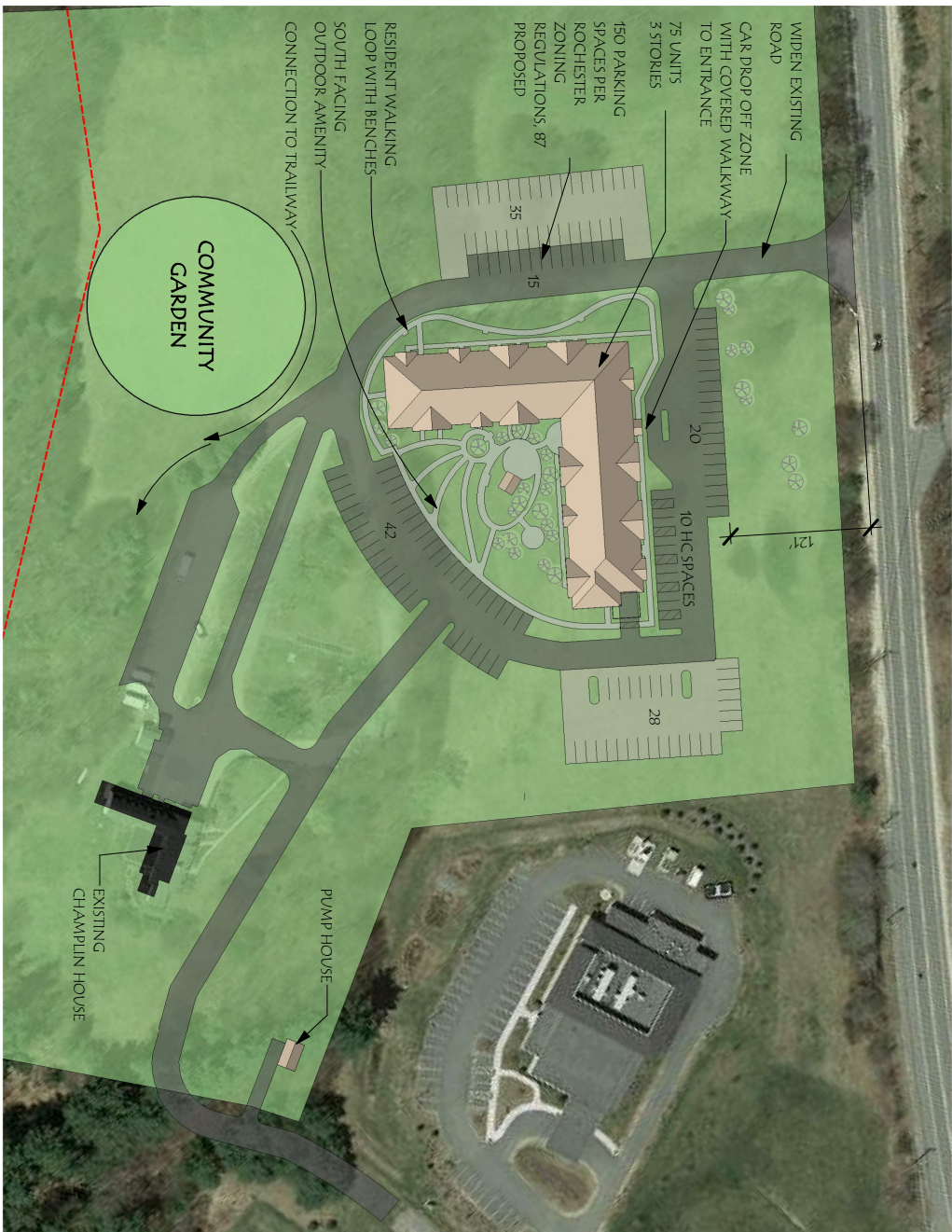
In brief, we believe this extraordinary new supported housing campus, will provide a unique range of community benefits, including:

- ❖ 60-80 affordable, supportive apartments for older adults... not currently available in Rochester
- ❖ 120 acres of conservation land, an expanded trail network, including accessible trails adding to the existing SPNHF Champlin Forest, for a total of approximately 300 acres.
- ❖ Community gardens accessible to both older individuals and the broader community.
- ❖ Preserve/enhance the existing EasterSeals service center and explore new educational and employment relationships with UNH graduate and undergraduate programs in disciplines focused on senior health care and other services such as forestry, horticulture and recreation.
- ❖ Expand economic development opportunities along Health Care Drive



Introducing Champlin Place by EasterSeals NH....

An affordable, supported residential environment for Rochester & Strafford County Seniors



① SITE PLAN
1" = 100'-0"



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Finance Committee

Meeting Minutes

Meeting Information

Date: October 12, 2021

Time: 6:30 P.M.

Location: Council Chambers, 31 Wakefield Street, Rochester, NH

Committee members present: Mayor Lauterborn, Deputy Mayor Walker, Councilor Lachapelle, and Councilor Hamann.

City staff present: Deputy City Manager Katie Ambrose, Deputy Finance Director Mark Sullivan.

Others present: Sandy Keans, resident.

Agenda & Minutes**1. Call to Order**

Mayor Lauterborn called the Finance Committee to order at 6:30 PM. Deputy City Clerk Cassie Givara took a silent roll call attendance. All Councilors were present except for Councilors Bogan and Gray, who were both excused and Councilor Jean who was absent.

2. Acceptance of Minutes-Sept-14, 2021

Councilor Walker **MOVED** to **ACCEPT** the minutes of the September 14, 2021 Finance Committee meeting. Councilor Hamann seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

3. Public Input

Sandra Keans, resident, inquired where more information on the proposed ARPA projects could be found. Deputy City Manager Ambrose gave direction on where these proposals can be found on the City website.

4. Unfinished Business- American Rescue Plan Act-Project funding review

Finance Director Ambrose directed the Committee to the updated spreadsheet tracking the status of the ARPA proposals and includes the new proposal request for the Route 202A Water Main Extension project. This new proposal originated from the Public Works committees and the City Manager has recommended funding this proposal with ARPA funds. The total request for this project is \$600,000.00.

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Director Ambrose reported that the Arena Fund “lost operating revenue replenishment” proposal had been approved by full Council in an amount of \$129,815.00. The Community Health Coordinator position had been sent to full Council for discussion, and the remainder of the proposals are still currently being held in Committee at the Finance level.

Councilor Walker **MOVED** to recommend to full Council the \$600,000.00 ARPA proposal for the Route 202A Water Main Extension project. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Mayor Lauterborn referenced the Water Fund “Water Transmission Main Lining” proposal in the amount of \$2,000,000.00 which had been detailed by DPW Commissioner Peter Nourse at the previous Finance Committee meeting. Commissioner Nourse had previously reported that if this project is funded through annual CIP requests over the course of several budget cycles, the total cost would end up being much higher than if it was authorized in one lump sum. Mayor Lauterborn spoke in support of this project as not only being in great need, but as being a one-time expenditure. Councilor Walker agreed that approving the proposal in this manner would not affect the tax rate or future CIP capacity. Councilor Hamann **MOVED** to recommend to full Council the \$2,000,000.00 proposal for the Water Transmission Main Lining project. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Councilor Walker stated that he did not feel the Community Health Coordinator position should be developed using ARPA funds. He stated that once the funds from this one-time expenditure run out, the City would need to budget for this position annually. Councilor Walker clarified that he fully supports this position, but felt that it should be presented and approved through the next fiscal years’ O&M budget.

5. New Business-

5.1 Impact Fees-Return of Collected Fees-Discussion

Councilor Walker gave some history on this item and stated that the topic of impact fees had spent several years going through Council before being approved, and after potential issues were brought up, the item was sent back to Planning Board. The Planning Board had voted in March 2021 to discontinue assessing impact fees. Councilor Walker stated that the Planning Board felt that these impact fees were hurting single family developments where the original intent had been to target larger developers. He stated this is causing a hardship for residents building single homes. The guidance of the City Attorney had been that the assessed fees had to be equitable for all development and there could not be exemptions given on a case-by-case basis or exemptions given for a single type of development such as a house on a single lot. Councilor Walker stated that there is currently around \$100,000.00 in the account that houses impact fees; this money would need to be refunded to the businesses and residents to which they were assessed.

Mayor Lauterborn questioned the amount of time and money that had been put into

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developing these impact fees, only to then rescind the assessment of fees. She inquired how other communities who assess impact fees deal with the issues Rochester is experiencing. Councilor Walker said that he believed other communities just assessed these fees to all development, regardless of size.

Mayor Lauterborn directed the Committee to the chart of the impact fees that have been assessed year to date. There was a discussion on the varying amounts that had been assessed. Deputy Finance Director Sullivan gave an overview of the chart. He stated that 40% of the fees assessed were to single-family homes, some of which were fairly large fees; the remainder were mostly to smaller developments. He said that when the impact fee ordinance was being put in place, the larger scale developers applied for 5-year waivers for these fees before the ordinance went into effect. It was stated that these fees are assessed based on the square footage of each property.

Councilor Walker **MOVED** to recommend to full Council to refund the impact fees, which have been assessed, and to discontinue the issuance of any further impact fees. The **MOTION CARRIED** by a majority voice vote.

5.2 Conservation Fund Ordinance-7-64- Update proposal

Finance Director Ambrose stated that in a staff review of the City ordinances, this amendment to chapter 7 was identified. If the Finance Committee is in support of the amendment, it can be further reviewed in conjunction with the Conservation Commission.

Deputy Finance Director Sullivan outlined the current multiple step process, starting with an annual budgeted amount of \$35,000.00 in General Fund revenues, of which \$10,000.00 is an automatic transfer to the Conservation Fund. He summarized the warrant process between the tax collector and assessor in which each warrant is recorded as an account receivable by the Finance Department. He also detailed the steps that go into determining the total cash flow received before there is finally a resolution presented for a Council vote authorizing a transfer to the Conservation Fund.

Deputy Director Sullivan said that with the current process, it could be difficult to determine at a moment's notice the amount of money held in the conservation fund, as well as the amount expected to be transferred with Council approval. He summarized several other drawbacks of the current process. He directed the Committee to the new proposed process where the funds would come in from current use and be transferred automatically to the current use fund, eliminating multiple other intermediate steps. He stated that this process would be more efficient and less complicated; however, the General Fund would not receive its budget of \$25,000 each year. He clarified that the \$25,000 is of much more significance to the Conservation Fund than it is to the General Fund, with the General Fund being able to make it up easily through other non-property tax revenues. Mr. Sullivan spoke of a land purchase in which the Conservation Commission had to use money from unassigned fund balance to complete the purchase, whereas they would have had enough money if the \$25,000.00 had been kept in their fund annually.

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Deputy Finance Director Sullivan explained that in the proposed process, there would still be Council control requiring approval for any expenditures. He said that via RSA 79A-25, Council can determine the percentage of revenues received yearly that will be transferred into the conservation fund or, alternately, there could be a cap placed on the Conservation Fund.

Councilor Lachapelle agreed that with the current system, there were too many steps and chances for error. The new proposed process would be more efficient while still allowing multiple controls. Councilor Lachapelle **MOVED** to recommend full Council the amendment to Conservation Fund Ordinance, Chapter 7-64, as presented by City staff. Councilor Hamann seconded the motion. It was determined that prior to going to full Council, the amendment should be reviewed by the Codes & Ordinances Committee. Councilor Lachapelle amended his motion to send Chapter 7-64 to the Codes & Ordinances Committee at their December meeting. Councilor Hamann seconded the amended motion. The **MOTION CARRIED** by a unanimous voice vote.

Reports from Finance & Administration

5.2.1 Monthly Financial Report Summary-September 30, 2021

No Discussion.

6. Other

Councilor Walker **MOVED** to send the position of the Community Health Coordinator to the Personnel Advisory Board for review and a recommendation on grade. He said that although this position is scheduled for discussion at the October workshop meeting, this action would put a motion in place for Council to vote on at their next regular meeting so the item would not need to wait another month. He stated that regardless of whether the position was funded with ARPA funds or through the next fiscal year budget, it would still need to be reviewed by the personnel advisory board. Finance Director Ambrose clarified that if Council approves the funding for this position, it will automatically be sent to the Personnel Advisory Board for review to create the classification and job description. She stated that she did not believe that the Personnel Advisory Board is authorized to make recommendations until they receive an approval from Council. Ms. Ambrose reported that City Staff is doing extensive research on similar positions and will have recommendations ready when the time comes in order to expedite the process.

7. Adjournment

Mayor Lauterborn **ADJOURNED** the Finance Committee meeting at 7:01 PM.

Respectfully Submitted,

Cassie Givara, Deputy City Clerk

**Resolution Authorizing Allocation of \$600,000.00 from ARPA Funds for the Route 202A
Water Main Extension Project**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHESTER, AS FOLLOWS:**

That City hereby allocates Six Hundred Thousand Dollars (\$600,000.00) from the ARPA Funds to pay costs associated with the Route 202A Water Main Extension Project.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to designate and/or establish such multi-year, non-lapsing accounts and/or account numbers as necessary to implement the transactions contemplated by this Resolution.

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City Clerk's Office



10/28/2021

City of Rochester Formal Council Meeting**AGENDA BILL****NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.****AGENDA SUBJECT****Allocation of \$600,000 from ARPA funds for the Route 202A Water Main Extension Project**COUNCIL ACTION ITEM ☒
INFORMATION ONLY ☐FUNDING REQUIRED? YES ☐ NO ☒
* IF YES ATTACH A FUNDING RESOLUTION FORMRESOLUTION REQUIRED? YES ☒ NO ☐FUNDING RESOLUTION FORM? YES ☐ NO ☐

AGENDA DATE	November 3, 2021		
DEPT. HEAD SIGNATURE	Katie Ambrose, on file		
DATE SUBMITTED	10/28/2021		
ATTACHMENTS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	2

COMMITTEE SIGN-OFF

COMMITTEE	Finance Committee
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

DIRECTOR OF FINANCE APPROVAL	
SOURCE OF FUNDS	ARPA Funds
ACCOUNT NUMBER	
AMOUNT	\$600,000
APPROPRIATION REQUIRED	YES <input type="checkbox"/> NO <input type="checkbox"/>

LEGAL AUTHORITY

City Charter

SUMMARY STATEMENT

Finance Committee voted at their October 12th meeting to recommend the \$600,000 ARPA proposal for the Route 202A Water Main Extension project.

RECOMMENDED ACTION

Allocate \$600,000 in ARPA funds to pay costs associated with the Route 202A Water Main Extension Project.



Office of Finance & Budget Management

AMERICAN RESCUE PLAN FUNDING PROPOSAL

This form is a tool to provide policy makers a quick easy to read analysis of important issues pertaining to American Rescue Plan funding. Departments are to complete this form for any projects believed to be eligible under American Rescue Plan funding.

1. Department: Public Works

Department Head: P. C. Nourse

2. Project Name: Rt 202A Water Main Extension Project

3. Is the Project Already Appropriated in O&M or CIP: Yes. CIP appropriations were made to fund all project costs. This request is to exchange City funding for ARPA funding for a component of the work.

4. Funding Requested: (Identify funding amount, or change of funding if already appropriated, multi-year components and any annual carrying costs): Request is for \$600,000. City currently has \$523,000 of funds appropriated for this need and this amount was the projected cost at the time of the allocation. Since that time the estimate has been revised to \$600,000.

5. Description of Project (Describe the project clearly & succinctly):

The overall scope of the Rt 202A Water Main Extension project includes constructing a new tank and the installation of nearly two miles of new water infrastructure to serve the Rt 202A corridor to provide municipal water to residents with primary and secondary contaminants in their well water. Overall project cost is \$13M. This project has been bid and pends award.

This request would fund an existing component of the above project as a supporting, sub-project. This sub-project is to fund the City's on-call contracted services contractor to construct the roadway necessary to construct the new atmospheric municipal water tank and to install about 1,300 feet of new water main to feed the tank from existing City sources. It is a separate contracting action from the larger project.

The Public Works Committee suggested at the September meeting that the City should consider use of City ARPA funds to fund the cost of this sub-project. The reasoning is that if ARPA funds were not

used for the sub-project, then available City funds for the larger overall project would not be enough to award the larger contract, and fund the scope of this sub-project and, maintain a 5% project construction contingency overall. If external funds are used for the sub-project, then it would free up its previous \$523,000 budget to be used towards an adequate overall project contingency.

6. Benefits Related to COVID-19 Response, or Recovery:

A check with NHDES shows that they encourage the use of local ARPA funds in this case. Quality drinking water is vital to the health of all of Rochester's water customers, critical for the support of first responders, and essential for human recovery from illness. This project will help deliver quality drinking water to Rochester residents who currently have very poor quality well water.

7. Implementation Details (Briefly describe how this project will be implemented, and if any potential barriers exist):

The City currently has enough available funds to carry award and start of the larger construction project and this sub-project. However, project contingency is below optimum (5%), and the current estimate of the sub-project exceeds the \$523,000 budget. However an influx of exterior funds for this sub-project will enable the existing \$523,000 to be used to plus up contingency.

8. Supplemental Information (Note if attached):

9. Status: City Manager Included

**Resolution Authorizing Allocation of \$2,000,000.00 from ARPA Funds for the Water
Transmission Main Lining Project**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHESTER, AS FOLLOWS:**

That City hereby allocates Two Million Dollars (\$2,000,000.00) from the ARPA Funds to pay costs associated with the Water Transmission Main Lining Project.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to designate and/or establish such multi-year, non-lapsing accounts and/or account numbers as necessary to implement the transactions contemplated by this Resolution.

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City Clerk's Office



10/28/2021

City of Rochester Formal Council Meeting**AGENDA BILL****NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.****AGENDA SUBJECT****Allocation of \$2,000,000 from ARPA funds for the Water Transmission Main Lining Project**COUNCIL ACTION ITEM ☒
INFORMATION ONLY ☐FUNDING REQUIRED? YES ☐ NO ☒
* IF YES ATTACH A FUNDING RESOLUTION FORMRESOLUTION REQUIRED? YES ☒ NO ☐FUNDING RESOLUTION FORM? YES ☐ NO ☐

AGENDA DATE	November 3, 2021		
DEPT. HEAD SIGNATURE	Katie Ambrose, on file		
DATE SUBMITTED	10/28/2021		
ATTACHMENTS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	2

COMMITTEE SIGN-OFF

COMMITTEE	Finance Committee
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

DIRECTOR OF FINANCE APPROVAL	
SOURCE OF FUNDS	ARPA Funds
ACCOUNT NUMBER	
AMOUNT	\$2,000,000
APPROPRIATION REQUIRED	YES <input type="checkbox"/> NO <input type="checkbox"/>

LEGAL AUTHORITY

City Charter

SUMMARY STATEMENT

Finance Committee voted at their October 12th meeting to recommend the \$2,000,000 ARPA proposal for the Water Transmission Main Lining project.

RECOMMENDED ACTION

Allocate \$2,000,000 in ARPA funds to pay costs associated with the Water Transmission Main Lining Project.

**Office of Finance & Budget Management****AMERICAN RESCUE PLAN FUNDING PROPOSAL**

This form is a tool to provide policy makers a quick easy to read analysis of important issues pertaining to American Rescue Plan funding. Departments are to complete this form for any projects believed to be eligible under American Rescue Plan funding.

- 1. Department:** Public Works **Department Head:** Peter C. Nourse, PE
- 2. Project Name:** Water Transmission Main Lining
- 3. Is the Project Already Appropriated in O&M or CIP:** Partially funded in FY22 Water CIP
- 4. Funding Requested:** (Identify funding amount, or change of funding if already appropriated, multi-year components and any annual carrying costs): \$1,600,000 (Total project cost is \$2M; FY22 Water CIP included \$400k funding for this project). DPW would be open to deauthorizing the FY22 \$400,000 funding, if the full \$2,000,000 were funded from the ARPA funding.
- 5. Description of Project** (Describe the project clearly & succinctly): The Surface Water Treatment Plant (WTP) supplies treated water to the distribution system via a 20-inch diameter 1890's vintage cast iron transmission main and a 24-inch ductile iron transmission main installed in 1985. This project will rehabilitate the approximately 12,000 feet of the aged 20-inch main between the WTP and Washington Street. A spray-in-place pipe (SIPP) lining repair process will result in an epoxy coated transmission main, that will repair leaks and eliminate water quality concerns due to pipe corrosion. This rehabilitation process will significantly extend the life of the transmission main.
- 6. Benefits Related to COVID-19 Response, or Recovery:** Quality drinking water is vital to the health of all of Rochester's water customers, critical for the support of first responders, and essential for human recovery from any illness. This project will help to ensure the continued delivery of quality drinking water to Rochester's water customers.
- 7. Implementation Details** (Briefly describe how this project will be implemented, and if any potential barriers exist): This project will be publicly bid, however there are a limited number of specialty contractors that can perform this type of work. The 20-inch main will need to be out of service during the rehabilitation, so the contractor will need to coordinate closely with City staff and may be limited

as to the times of year that this work can be performed. The SIPP process will address approximately 500 foot lengths of main at one time. The SIPP process will require much less out of service time than other rehabilitation methods, such as complete excavation and replacement. At the time that the FY22 budget was proposed by the Department, full project costs were not fully known. The FY22 appropriation will only fund a small portion of the complete project; and, it is recommended that the full project be completed at once for cost and procurement efficiencies, as well as realizing the full water quality benefit and the timeliness related to other projects mentioned below.

- 8. Supplemental Information** (Note if attached): This 20-inch transmission main traverses cross-country areas that are not easy to access for repairs or replacement. The SIPP process is an economical approach to maintaining the City's infrastructure, improving water quality, reducing leaks, and extending the useful life of this vital transmission main. The Washington Street Booster Pump Station draws water from this 20-inch main. The Route 202A Water Tank and Water Main Extension project will be served from the Washington Street Booster Pump Station; therefore, the water quality in the City's new water tank and the 202A water main will be directly impacted by improved water quality in the 20-inch main. DPW also plans to relocate the bulk water haulers' filling station in the coming months to the area near the Washington Street Booster Pump Station, coincident with the DPW move from Old Dover Road to Chestnut Hill Road. Improved water quality from the 20-inch main will also directly impact our bulk water sales. The timing is right to complete this necessary improvement to the oldest infrastructure in the City's water distribution system.

- 9. Status:** INCLUDED

Department would coordinate to implement an evidence-based program. A job description and classification for the new ARPA funded position would be developed. Following approval of the new position the Community Health Coordinator and Administrative positions would be filled, along with the establishment of an office space and procurement of a vehicle and equipment. This position would collaborate closely both with the Police Department and existing organizations in the community and region. Implementation of this new program would be monitored and assessed before expiration of the funding in 2026.

8. Supplemental Information (Note if attached):

9. Status: INCLUDED

City of Rochester Planning Board
Monday October 4, 2021
City Hall Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on October 18, 2021)

Members Present

Nel Sylvain, *Chair*
Mark Collopy, *Vice Chair*
Peter Bruckner
A. Terese Dwyer
Tim Fontneau
Robert May
Mark Sullivan
Dave Walker

Members Absent

Lance Whitehill, excused

Alternate Members Present

Keith Fitts
Paul Giuliano
Donald Hamann

Staff: Shanna B. Saunders, *Director of Planning & Development*
Crystal Galloway, *Planner I*

(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 recording secretary conducted roll call.

III. Seating of Alternates

No alternates were needed.

IV. Communications from the Chair

There were no communications from the Chair.

V. Approval of Minutes

A motion was made by Mr. Walker and seconded by Mr. Collopy to approve the September 20, 2021 meeting minutes. The motion carried unanimously.

VI. Consent Agenda

Mr. Sylvain announced the Board will take public input for the consent agenda items. He asked if anyone wished to speak to either of the items. There was no one from the public present to speak. Mr. Sylvain brought the discussion back to the Board.

A. The Cormier Family Revocable Trust of 2001, 110 & 116 Chamberlain Street

B. David & Lisa Lawrence, 24 & 28 Stonewall Drive

A motion was made by Mr. Walker and seconded by Mr. Collopy to approve the consent agenda. The motion carried unanimously.

VII. Continued Applications

A. Farmington Associate Properties, LLC, 68 Farmington Road

A motion was made by Mr. Walker and seconded by Mr. Collopy to accept the withdrawal of the application as requested. The motion carried unanimously.

B. Robert & Mary Small, 163 Whitehall Road

Christopher Berry of Berry Surveying and Engineering told the Board he met with Assistant City Engineer Timothy Goldthwaite on site to review upstream and downstream impacts to the project. He said he has also met with the Conservation Commission who unanimously approved the Conditional Use Permit as well as the Wetland permit for less than 3,000 square feet which has been submitted to NHDES for approval.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Ms. Saunders told the Board the Conservation Commission has reviewed the application and has given it approval.

Ms. Saunders said she recommends the Board approve the subdivision and reviewed the conditions of approval.

Mr. Walker said at the last meeting there was concern regarding drainage flowing down the road. Mr. Berry explained the swale in front of the project site is approximately ten feet wide which continues down the road in front of multiple properties. He said there is no decrease in the swale width until it reaches its destination which is a large pooling wetland.

A motion was made by Mr. Walker and seconded by Mr. Collopy to approve the Conditional Use Permit. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. Collopy to approve the subdivision with the conditions set forth. The motion carried unanimously.

C. Rob Graham, 0 Norway Plains Road

Patrick Crimmins of Tighe and Bond presented the modification application. He explained the approved design was a typical townhouse style apartment with a garage on the bottom floor and living space above. Mr. Crimmins said they are proposing a change to a two bedroom garden style unit without a garage. He said each unit will have two parking spaces in front of the unit with fifteen visitor parking spaces on site.

Ms. Saunders explained the modification is an architectural change. She said all the precedent conditions from the original approval have been met. Ms. Saunders went through the general and subsequent conditions for the modification, including Chapter 218 for stormwater, sewer and water ordinance. She said staff recommends approval of the modification.

Mr. Collopy asked if it will be the same number of units from the previous approval. Mr. Crimmins said yes.

Mr. Fontneau asked if these are to be rental units. Mr. Crimmins said yes. Mr. Fontneau asked who would be the management company. Mr. Crimmins said the applicant Robert Graham would be responsible for hiring a management company for the site. Mr. Fontneau expressed his concern because there have been issues with other rental units on the road. Ms. Saunders said she's not sure what the City has under it's codes but said she would review this proposal with both the Legal and Police Departments if the Board would like to continue the application.

Mr. Fontneau said this is a big change from what was originally approved and believes the abutters should have a say as it has the potential to have impacts to the surrounding homes. Ms. Saunders suggested changing the application from a modification to an amendment to allow for abutter notification.

A motion was made by Mr. Walker and seconded by Mr. Fontneau to change the application from a modification to an amendment to allow abutter notification. The motion carried. Mr. Sullivan and Ms. Dwyer opposed.

VIII. New Applications

A. City of Rochester, 0 Eisenhower Drive

Mr. Giuliano and Mr. Fitts recused themselves from this application.

Director of Public Works Peter Nourse presented the plan for a subdivision to allow for a new municipal water tank. He said this application is part of a thirteen million dollar project to bring water to the Route 202A corridor which will service approximately 156 households. Mr. Nourse explained many of the homes have wells which have primary and secondary contaminates. He said the secondary goal is to provide water service to the west side of the city to support future growth.

Mr. Sylvain opened the public hearing.

Paul Daly of 93 Fillmore Boulevard asked if this will be a tank or a tower. He asked how long the installation will take and the number of vehicles it will create daily.

James Hayden of 10 Eisenhower Drive said the subject parcel is currently under compliance review and is scheduled to be before the Board on October 18th. He said it wouldn't be prudent to approve any further subdivision before that time given all the stormwater and construction issues on site. Mr. Hayden said he finds

issue with the waiver request regarding new construction. He urged the Board to wait until after the October 18th hearing before making a decision on this application.

Paul Giuliano of Fillmore Boulevard said the application that was submitted appears to be incomplete because the box regarding existing easements or covenants on the property was checked as N/A, he said there are in fact a declaration of covenant restrictions and easements on file with the Registry of Deeds. Mr. Giuliano said he is also concerned with construction vehicle access.

Shelly Gingras of Fillmore Boulevard asked why the access for construction come from the west side of the development if that is where the water tank will service.

Mike Heineman of 13 Eisenhower Drive said he feels the timing of this application is not appropriate and should be moved to after the compliance hearing on October 18th.

There was no one further from the public to speak; Mr. Sylvain brought the discussion back to the Board.

Ms. Dwyer asked if there is a deadline that has to be met to receive the grant money for this project. Mr. Nourse explained the deadline is for the construction company as they will only hold the contract until November 23rd.

Ms. Dwyer asked why the access road has been changed from Bickford Road. Mr. Nourse said it was never approved to come up through Bickford Road because there are wetlands and the terrain is very steep.

Ms. Dwyer asked who is responsible if more damage is done to road in Highfield Commons. Mr. Nourse explained the roads are in poor condition now. He said this project is not going to cause any more damage to the roads.

Mr. Collopy asked if there will be a site plan review since this is a municipal project. Mr. Nourse said he would be happy to present the Board the site plan for the water tank.

Mr. Fontneau asked Mr. Nourse to answer as many of the questions from abutters as possible. Mr. Nourse explained the water tank has been talked about since 2007 for this site. He said it will be approximately 160 feet tall because the top has to be at a certain elevation. Mr. Nourse explained a couple years back they were looking at the top of Highfield Commons but the developer didn't like that idea because of home values so they put it down the back slope of the hill which is why it has to be taller.

Mr. Nourse said the intent is for the City's contractor to build a temporary gravel road which will start at the current termination of Eisenhower Drive and extend 1,300 feet.

Mr. Fontneau asked how long the project will take from start to finish. Mr. Nourse explained it will be a two year project starting in the spring of 2022 and finishing by 2024.

Ms. Saunders explained city projects are exempt from rules and regulations however, staff does take into account the Board's concerns.

A motion was made by Mr. Fontneau and seconded by Ms. Dwyer to continue the application to the October 18, 2021 meeting. The motion failed with a 4-4 vote.

A motion was made by Mr. Walker and seconded by Mr. Collopy to accept the application as complete. The motion carried. Ms. Dwyer opposed.

A motion was made by Mr. Walker and seconded by Mr. Collopy to approve the subdivision with the conditions stated. The motion carried. Mr. Fontneau and Ms. Dwyer opposed.

B. Billings Family Revocable Trust, 161 Chesley Hill Road

Eric Salovitch of Northam Survey, LLC presented the plan for a two lot subdivision. He explained the lot is located at the top of Chesley Hill Road adjacent to the water tower and is 4.2 acres with 415 feet of frontage along Chesley Hill Road. Mr. Salovitch said the applicant is subdividing one lot for their daughter to build a home which will be serviced by city water and an on-site septic system.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Ms. Saunders told the Board the applicant has one waiver request of the Subdivision Regulation for topography and soils which Staff supports and recommends the application be accepted as complete.

A motion was made by Mr. Collopy and seconded by Mr. Walker to accept the application as complete. The motion carried unanimously.

Ms. Saunders went on to review the conditions of approval which are all standard conditions.

Mr. May asked where the existing driveway is located. Mr. Salovitch explained the area shown on the plan.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the waiver request. The motion carried unanimously.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the subdivision with the conditions stated. The motion carried unanimously.

C. Egwanulti Farms, LLC, 996 Salmon Falls Road

Ryan Fowler of Horizons Engineering explained the subdivision to create a homestead lot to allow an heir to purchase with the remaining property to remain a woods lot which will remain with the trust. Mr. Fowler said the subdivided lot is located on a class six road.

Mr. Sylvain opened the public hearing.

Robert Badeau of 981 Salmon Falls Road asked if the land will be further subdivided or if it will just remain a homestead parcel and if the remaining 38 acres will remain agricultural.

There was no one further from the public to speak; Mr. Sylvain brought the discussion back to the Board.

Mr. Fowler said the plan right now is to maintain the farm as is currently being operated.

Ms. Saunders said this is a simple two lot subdivision and reviewed the conditions of approval. She said any future development would have to meet the NFP1 requirements which means fire flow calculations would be needed. Ms. Saunders explained the applicant would need to seek approval from the City Council for any building permits on the subdivided lot because it is on a class six road.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to accept the application as complete. The motion carried unanimously.

Mr. Badeau said Salmon Falls Road is going through a building boom right now and another 30-lot subdivision is not needed. He said there is a lot of traffic on Salmon Falls Road, there's no fire hydrants or city water.

Ms. Saunders explained the lot is zoned agriculture which does allow for residential development. She said the only way to protect that parcel is for someone to purchase it and protect it or purchase the development rights for it.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the subdivision application with the conditions stated. The motion carried unanimously.

IX. Other Business

A. Planning Update

Ms. Saunders announced the Planning Department has hired a new full time Administrative Assistant, Ashley Greene who will be taking over Planning Board responsibilities. Ms. Saunders also announced the department has also hired a new Planner I, Ryan O'Connor.

B. Other

Mr. Collopy discussed issues he has been having with the Post Office getting his packets for the meetings to him on time. He said he is willing to pick them up from the Planning Department and urged others to do the same.

X. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Fontneau to adjourn at 8:11 p.m. The motion carried unanimously by a roll call vote.

Respectfully submitted,

Crystal Galloway,
Planner I

and

Shanna B. Saunders,
Director of Planning & Development

City of Rochester Planning Board
Monday October 18, 2021
City Hall Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on, 2021)

Members Present

Nel Sylvain, *Chair*
Mark Collopy, *Vice Chair*
Peter Bruckner
A. Terese Dwyer
Robert May
Mark Sullivan
Dave Walker

Members Absent

Tim Fontneau, excused

Alternate Members Present

Keith Fitts
Paul Giuliano
Donald Hamann
Lance Whitehill

Staff: Shanna B. Saunders, *Director of Planning & Development*
Crystal Galloway, *Planner I*
Ashley Greene, *Administrative Assistant II*

(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.)

I. Call to Order

Nel Sylvain called the meeting to order at 7:00 pm.

II. Roll Call

The recording secretary, Crystal Galloway, conducted the roll call attendance. All members were present, except Tim Fontneau, who was excused.

III. Seating of alternates

Mr. Sylvain asked that Lance Whitehill vote in place of Tim Fontneau.

IV. Communications from the Chair

There were no communications from the Chair.

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

A. Public comment

Mr. Sylvain opened the floor to public comment and stated that this was the time for input for the abutters of Highfield Commons regarding infrastructure and draining.

James Hayden, of 10 Eisenhower Drive, presented with a handout to the board in relation to the construction, erosion, and sediment control measures of Eisenhower Drive. Mr. Hayden pointed out the lack of construction entrances and access points for stockpiles. Mr. Hayden also notes that there are approximately two acres of unstabilized areas. Mr. Hayden states that there are deficiencies between the approved plans and what has been built as of October 17, 2021, including the lack of a paved hammerhead turnaround at the end of the road, which instead is a dirt circle. Mr. Hayden also stated that the swale has not been constructed correctly, therefore resulting in runoff collecting at the bottom of the street.

Joe Pauline, currently of 71 Monroe Drive #7, and a future homeowner of 18 Eisenhower Drive, presented to the board and asked that Certificate of Occupancies (COs) be issued to those who have been waiting for their homes for over two years.

B. Discussion of general planning issues

There were no issues to be discussed.

VI. Approval of minutes for October 4, 2021

Dave Walker motioned to approve the October 4, 2021, minutes. Mark Collopy seconded. Motion was carried by a unanimous voice vote.

VII. Consent Agenda:

A. Golden Oaks Development, LLC, Freedom Drive - **EXTENSION**

Dave Walker motioned to approve a 6-month extension to Golden Oaks Development, LLC, Freedom Drive. Mark Collopy seconded. Motion was carried by a unanimous voice vote.

VIII. Compliance hearing:

A. SDJ Development of Rochester, LLC, Fillmore Boulevard/Eisenhower Drive

Shanna Saunders, Planning Director, presented a PowerPoint presentation for the Board to show the progress that has occurred since April 2021. Ms. Saunders showed a construction site that was unstabilized with fill piles, yards, fill washing through home sites and getting into the drainage systems, and fill piles dangerously close to houses that were under construction. Due to those violations, the Planning Board issued a letter to Chris Strickler, the developer of SDJ Development. The letter stated that all storm water ponds, forebay's spillways, swales, catch bays, and piping including along the infrastructure along the Access Road and on Hussey Hill be completed. Ms. Saunders stated that street signs, stop bars, and streetlights have been installed. Ms. Saunders stated that after the letter was issued, a third-party engineer was hired by DPW. Ms. Saunders stated that in August the investors got involved and their engineer, Keach-Nordstrom Associates, Inc, presented a letter dated August 9, 2021, that stated they would work with the developer to complete and maintain the site. Ms. Saunders discussed the work that was completed, including reconstructing the ponds so that they work properly. Ms. Saunders stated that Asbuilts were received on October 14, 2021. The Asbuilts were not fully reviewed due to late submittal. Ms. Saunders stated in conclusion that all stockpiles have been removed from lot #16, #17, #18, #22, and #24. Ms. Saunders stated that the City does not feel that the Emergency Access Road meets design requirements due to the pitch of the road, and the adjacent swale. Stormwater infrastructure appears to meet approved plans. Ms. Saunders stated that per Department of Public Works there are still design items that need to be met. Ms. Saunders stated the City Staff Recommendation is to release lots 6(#16), 7(#18), 8(#22), and 9(#24) with COs and a Conditional CO for 63(#17) as long as the swale behind it is relocated off the lot and the Asbuilt is updated to reflect this change.

Dave Walker asked if all the items from the August 9, 2021, letter from Keach-Nordstrom Assoc, Inc. been fixed? Ms. Saunders stated the stockpiles have all been pushed back one hundred (100) feet from all the COs that staff is recommending being released. Ms. Saunders states staff does not feel that the Emergency Access Road has been fixed. Hussey Hill Infiltration Basin (Pond #2), Upper Wet Pond (Pond #1), 30" Diameter Stormwater Outlet at Headwall HW #1 have all been fixed. Asbuilts have been received but the swale must be fixed and the Asbuilts resubmitted.

Mark Sullivan asked if anyone has talked to Mr. Hayden and about his testimony. Ms. Saunders stated that letter presented is new to her tonight but the information presented is not new information, almost all of the letter has been picked up in Maintenance reports before, but it is maintenance related information and not specific to CO's being issued.

Robert May asked Mr. Hayden how old the photographs were in his presentation. Mr. Hayden stated that the photographs were taken over the last three to four days.

Terry Dwyer asked Ms. Saunders the date of the photographs in her presentation. Ms. Saunders stated that the photos she presented were dated along with the timeline in her presentation. Ms. Saunders stated that the photos taken of the swale, were taken this afternoon, October 18, 2021. Ms. Dwyer stated that she is concerned about maintaining the roads with all the dirt and vehicles that are continuing to travel the road to continue the site work.

Mr. Sylvain called Matt Peterson, Keach-Nordstrom Associates Engineer, to speak regarding Highfield Commons. Mr. Peterson stated that he was not aware of the Emergency Access Road not being up to design standards. Mr. Peterson stated that he will be redoing the Asbuilt regarding the swale behind 63(#17). Mr. Sylvain stated that he agreed with Mr. Hayden's presentation. Mr. Sylvain stated that he visits the site once a week. Mr. Sylvain requests that the developer get a street sweeper and sweep once a week. Mr. Sylvain stated that the catch basins did not have baskets in them. Mr. Peterson stated that the baskets were removed from the catch basins because the road is now paved, the baskets are only for when road is gravel. Mr. Peterson agreed that sediment should not be all over the road and he would have a detailed

conversation with the investors. Ms. Saunders stated that catch basin protection does need to be put back in due to the road being covered in sediment. Ms. Saunders stated that she will follow up with Steve Keach about that. Mr. Sylvain questioned why the piles are still all over the site. Mr. Peterson stated that the developer has an erosion control specialist that comes to the site every week. Mr. Peterson stated that he is unable to answer the questions, he will have to get the information from Cindy and Stonyridge.

Ms. Saunders stated that as of April the board decided to not issue any COs until all of the criteria had been met, which was the stockpiles, the stormwater infrastructures and the asbuilts. The recommendation from staff is to issue four COs, the four on the left side of the street, and the conditional CO on the right side of the street with the update of the asbuilt and the movement of that swale, to get the swale off private property. Ms. Saunders stated there are two options, motion to vote, or no motion with direction to the developer.

Mr. Walker stated that he cannot in good conscious vote for COs without the list being completed.

Robert May stated that he is inclined to follow staff recommendations. Mr. May stated that it is important to figure out how to make this not happen again.

Mr. Sylvain stated that it is important to communicate with the Board and City Personnel if work falls behind.

Mark Collopy asked if Tim Goldthwaite, Assistant City Engineer, could speak on behalf of the Access Road and what needs to be done. Mr. Goldthwaite stated that the Access Road was not built according to plan, and it has incorrect cross pitch, and the swale is irregular and nonuniform in elevation.

Mr. Sylvain asked Mr. Goldthwaite is the specs as far as material on the Access Road are being met? Mr. Goldthwaite stated that specs are being met, but he is not sure the specs are causing the road to function as intended. He recommends a wrap material.

Mr. Walker stated that he believes the developer needs to comply with the Planning Board before anymore COs are given.

Mr. May motioned to grant 4 COs and 1 Conditional CO as recommended by Staff. The motion was not seconded.

Ms. Saunders stated that the direction she will give the developer moving forward is to fix all outstanding erosion control and stabilization issues before any COs will be issued by the Board.

Mr. Sylvain requested that Courtney Donaldson (an investor) be at the next Planning Board Meeting.

Donald Hamann stated his concerns for the first frost and how the site is not ready for winter. Ms. Saunders stated that Keach-Nordstrom Associates, the engineer, has given a list to the Planning Department of what needs to be done to get the site ready.

Mr. Sylvain called for a recess at 8:04 pm.

Mr. Sylvain called the meeting back to order at 8:10 pm

IX. Release of Surety:**A. EIP Communications I, LLC, 133 Blackwater Road in the amount of \$8,759.75 plus interest, Map 257 Lot 24**

Ms. Saunders stated that this is a cell phone tower site off Blackwater Rd. Asbuilts have been received and have been signed off by Tim Goldthwaite and herself.

Mr. Walker asked if proper signatures had been received. Ms. Saunders stated they were in the packet presented for the Board.

Mr. Walker motioned to release the surety for EIP Communications I, LLC, 133 Blackwater Road in the amount of \$8,759.72 plus interest and Mr. Collopy seconded the motion. The motion carried by a unanimous voice vote.

B. Village at Clark Brook, Asteria Lane in the amount of \$1,273,324.60, Map 256A Lot 66

Ms. Saunders stated this was a phase of the project for two 30-unit apartment buildings. Asbuilts were received back in January/February. Dana Webber and myself signed off on the surety. Ms. Saunders stated the roadway will remain private and not taken on by the City.

Mr. Walker motioned to release the surety for Village at Clark Brook, Asteria Lane in the amount of \$1,273,324.60 and Mr. Collopy seconded the motion. The motion carried by a unanimous voice vote.

X. Review of September 2021 surety and inspections

Ms. Saunders stated Fillmore/Monroe Drive items were followed up on. Bonds were paid but waiting on the certificate of the bonds. Letters were sent to bonds from December.

Ms. Saunders stated that two letters have been sent to BD & B Pitch Ford Holdings, Lucas Lane, with no response back, in reference to outstanding bonds. Ms. Saunders stated that staff will attempt to be in touch with them, and if they don't respond they risk revoking their subdivision. Ms. Saunders stated they would be invited to the November 1 meeting, and if they did not show the process to revoke the subdivision would begin.

Ms. Saunders stated Aloe Pines on Ten Rod Road is another outstanding bond. Have been discussing with Department of Public Works and will bring more info to the next meeting.

XI. Other Business**A. Planning Update**

Ms. Saunders stated the Annual Retreat is being planned for November 15, 2021, on the Regular Workshop date at 6:30 pm, located in the Annex Building upstairs. Department heads that work with land use will be invited to give a presentation and to discuss what is needed between each department.

Ms. Saunders discussed updates on Strafford Square.

Ms. Saunders introduced Ashley Greene as the new full time Administrative Assistant II and Ryan O'Connor as a new Planner I.

B. Other

Mr. Sylvain stated we need to take a vote to send Paul Giuliano to the City Council to make him a voting member on the Planning Board.

Mr. Walker motioned to move Paul Giuliano up to a voting member and the motion was seconded by Terry Dwyer. The motion carried by a unanimous voice vote.

XII. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Collopy to adjourn the meeting at 8:27 p.m. The motion carried by a unanimous voice vote.

Respectfully submitted,

Ashley Greene,
Administrative Assistant II

and

Shanna B. Saunders.
Director of Planning & Development

REPEAL THIS ENTIRE SECTION

§ 275-27.3

Impact fees.

A. Purpose. This section is enacted pursuant to RSA 674:16 and 674:21: [Amended 1-7-2020]

(1) To assess new development for its proportionate share of the public capital facility costs.

B. Authority. [Amended 1-7-2020]

(1) Impact fees may be assessed to new development to compensate the City of Rochester and the School Department for a proportionate share of the cost of the capital facility needs occasioned by new development. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth herein.

(2) The Planning Board may, as a condition of approval of any subdivision or site plan, and when consistent with applicable Board regulations, require an applicant to pay an impact fee for the applicant's proportional share of public facilities affected by the development.

(3) Nothing in this section shall be construed to limit the authority of the Planning Board or the City to require exactions for off-site improvements, other conditions of approval, or to assess other fees governed by other statutes, ordinances, or regulations.

C. Definitions. For the purposes of this section, the following terms shall have the meanings indicated:

IMPACT FEE

A fee or assessment imposed upon development, including subdivision or building construction, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the City of Rochester or the Rochester School Department, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; stormwater, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public library facilities; and public recreational facilities not including public open space. [Amended 1-7-2020]

NEW DEVELOPMENT

(1) An activity that results in any one of the following:

(a) The creation of a new dwelling unit or units;

(b) The conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units;

(c) Construction resulting in a new nonresidential building or a net increase in the floor area of any nonresidential building; or

(d) The conversion of an existing use to another use if such change results in an increase in the demand on public capital facilities that are the subject of impact fee assessments. [Amended 1-7-2020]

(2) New development shall not include the replacement of an existing manufactured home or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in size, density, type of use, and where there is no net increase in demand on public capital facilities.

OFF-SITE IMPROVEMENTS

Highway, drainage, sewer, or water upgrades or improvements that are necessitated by a development but which are located outside the boundaries of the property, as determined by the Planning Board during the course of subdivision or site plan approval. [Added 1-7-2020]

D. Assessment methodology.

(1) Proportionality. The amount of the impact fee shall be calculated by the Planning Board to be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee. The Planning Board may prepare, adopt, or amend studies or reports that are consistent with the above standards, and which define a methodology for impact fee assessment for public capital facilities, and impact fee assessment schedules therefor.

(2) Existing deficiencies. Upgrading of existing facilities and infrastructure, the need for which is not created by new development, shall not be paid for by impact fees.

E. Administration.

(1) Accounting. In accord with RSA 673:16, II, and 674:21, V(c), impact fees shall be accounted for separately, shall be segregated from the City's general fund, may be spent upon order of the City Council, and shall be used solely for the capital improvements for which they were collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fees were collected to meet. In the event that bonds or similar debt instruments have been or will be issued by the City of Rochester or the Rochester School District for the funding of capital improvements that are the subject of impact fee assessment, impact fees from the appropriate related capital facility impact fee accounts may be applied to pay debt service on such bonds or similar debt instruments.

(2) Assessment. All impact fees imposed pursuant to this section shall be assessed at the time of Planning Board approval of a subdivision plan or site plan. When Planning Board approval is not required, or has been made prior to the adoption or amendment of the impact fee ordinance, impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development, as determined by the Building Inspector. Impact fees shall be intended to reflect the effect of development upon municipal and/or school facilities at the time of the issuance of the building permit. [Amended 1-7-2020]

(3) Security. In the interim between assessment and collection, the Building Inspector may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed impact fees.

(4) Collection. Impact fees shall be collected as a condition for the issuance of a certificate of occupancy. If no certificate of occupancy is required, impact fees shall be collected when the development is ready for its intended use. Nothing in this section shall prevent the Building Inspector, with the approval of the Planning Board, and the assessed party from establishing an alternate, mutually acceptable schedule of payment. [Amended 1-7-2020]

(5) Refund of fees paid. The current owner of record of property for which an impact fee has been paid shall be entitled to a refund of that fee, plus accrued interest, under the following circumstances:

(a) When either the full or partial portion of the impact fee, whichever is applicable, has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six years from the date of the full and final payment of the fee; or

(b) When the City of Rochester or, in the case of school impact fees, the Rochester School District has failed, within the period of six years from the date of the full and final payment of such fee, to appropriate its proportionate non-impact fee share of related capital improvement costs.

F. Appeals.

(1) A party aggrieved by a decision made by the Building Inspector regarding the assessment or collection of impact fees authorized by this section may appeal such decision to the Planning Board.

(2) In accord with RSA 676:5, III, appeals of the decision of the Planning Board in administering this section may be made to Superior Court, as provided in RSA 676:5, III, and 677:15.

G. Waivers. The Planning Board may grant full or partial waivers of impact fees where the Board finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed:

(1) An applicant may request a full or partial waiver of school impact fees for those residential units that are lawfully restricted to occupancy by senior citizens age 55 or over in a development that is also maintained in compliance with the provisions of RSA 354-A:15, Housing for Older Persons. The Planning Board may waive school impact fee assessments on such age-restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy by senior citizens age 62 or over for a period of at least 20 years. [Amended 1-7-2020]

(2) A person may request a full or partial waiver of impact fees for construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this section. Prior to granting such a waiver, the Planning Board must find that the proposed construction is entitled to the five-year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, building and construction has not yet occurred in the phase in which construction is proposed. [Amended 3-5-2019]

(3) The Planning Board may agree to waive all or part of an impact fee assessment and accept in lieu of a cash payment a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of impact fees under this provision that would involve a contribution of real property or the construction of capital facilities,

the Planning Board shall submit a copy of the waiver request to the City Council for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind and may not be credited to other categories of impact fee assessment. The applicant shall pay all costs incurred by the City for the review of such proposal, including consultant and counsel fees.

(4) The Planning Board shall waive all of an impact fee assessment for properties located in the Downtown Commercial District, with the district boundaries defined as the boundaries that exist at the time of the approval of this amendment.

[Amended 1-7-2020]

(5) The impact fee assessment for accessory dwelling units shall be waived with the stipulation that this waiver is reviewed every two years.

[Added 1-7-2020]



10/28/2021

City of Rochester Formal Council Meeting

AGENDA BILL

NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.

AGENDA SUBJECT

COUNCIL ACTION ITEM <input type="checkbox"/> INFORMATION ONLY <input type="checkbox"/>	FUNDING REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/> * IF YES ATTACH A FUNDING RESOLUTION FORM
RESOLUTION REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/>	FUNDING RESOLUTION FORM? YES <input type="checkbox"/> NO <input type="checkbox"/>

AGENDA DATE			
DEPT. HEAD SIGNATURE			
DATE SUBMITTED			
ATTACHMENTS YES <input type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED		

COMMITTEE SIGN-OFF

COMMITTEE	
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	

LEGAL AUTHORITY

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SUMMARY STATEMENT

RECOMMENDED ACTION



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

Memo

To: Mayor Lauterborn and the City Council
From: Shanna B. Saunders, Planning Director;
Date: September 22, 2021
Re: Request for Zoning Ordinance Amendment; Impact Fee Repeal Recommendation

The Planning Board, hereby recommends a proposed change in Chapter 275 – Section 27.3, of the General Ordinances of the City of Rochester.

This was discussed at the April 19, 2021 Planning Board Meeting and at that meeting the Board voted to recommend the following amendment:

“A motion was made by Mr. Walker and seconded by Mr. Collopy to recommend the City Council repeal Impact Fee Ordinance. Until such time the Impact Fee assessment shall remain at \$0. The motion carried by a 7-1 roll call vote. Mr. Collopy opposed.”

The repeal was recommended for the following reasons:

- 1) Housing supply is in crisis and this may act as a detriment to new housing developments
- 2) A majority of fees may be assessed on existing vacant lots which was not the Board’s original intended use.

The Board further recommended that all fees collected so far be returned.

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City Clerk's Office

**Public Safety Committee
draft Meeting Minutes
October 20, 2021
6:00 PM
Council Chambers**

Members Present

Councilor Peter Lachapelle, Vice Chair
Councilor Palana Hunt-Hawkins
Councilor Chris Rice

Members Absent

Councilor Don Hamann, Chair (Excused)
Councilor Jeremy Hutchinson (Unexcused)

Others Present

Michael Bezanson, PE, City Engineer
Deputy Chief Gary Boudreau, PD
Dan Camara, GIS Asset Mgmt. Technician
Chris Bowlen, Director of Recreation & Arena
Sheila Colson, Recreation & Arena Advisory
Commission Chair
William Schreiber, PDGA, Rochester Resident
James Chambers, 132 Pickering Road
Eli Barnes, Utility Advisory Board Member,
10 Echo Brook Road
Tom Plourde, 116 Autumn Street

Minutes

Councilor Lachapelle brought the meeting to order at 6:00 PM.

- 1. Approve Minutes from September 15, 2021, Public Safety Meeting.**
Councilor Rice made a motion to approve the minutes from September 15, 2021. The motion was seconded by Councilor Hunt-Hawkins. Unanimous voice vote carried the motion.

2. Public Input

The members of the public in attendance were present to address items already on the agenda.

3. Flat Rock Bridge Road/Salmon Falls Road Intersection Safety Concerns (Kept in Committee)

Councilor Lachapelle summarized the issue. Mr. Bezanson updated the Committee and he said he reach out to Ms. Littlefield to let her know that he is working on setting up a meeting with her surveyor. His understanding is that there is some sort of heath issue going on, so things are a little delayed. Ms. Littlefield had informed Mr. Bezanson that she could not attend the meeting tonight, but she did want to reiterate that she remains concerned about line-of-sight issues at the

intersection with parked vehicles; and, with winter approaching, the potential of snow piles creating line-of-sight issues, as has been experienced in previous years. Councilor Lachapelle asked Mr. Bezanson if there was time frame when they will find out about the City Right of Way. Mr. Bezanson said he was going to continue to try to set up a meeting; he reached out others at the surveying company, but they said the primary surveyor isn't available right now. He said he will continue his efforts on this front. Councilor Rice said regarding the snow it's not a great situation to be in. He recommended talking to the Codes Department and maybe having the Police Department engage the neighbors on this issue. Deputy Chief Boudreau did say that they have been out there for other reasons, not for the snow. Councilor Rice asked if the neighbor was receptive to discussions. Deputy Chief Boudreau said to a point, but that he is disputing the property lines. **(Kept in Committee)**

4. Washington Street (Route 202)/Estes Road Intersection-Reduced Speed and Stop Light Request

Councilor Lachapelle summarized the issue. He stated that this has been in the Public Safety Committee before; and, it is a dangerous intersection. About 5 years ago a condemned house was removed and some grading work was completed along Washington Street; and, while these efforts did improve the line-of-sight, it is still not enough. The Washington Street right-of-way is State-owned. Councilor Rice said that he saw on the DOT Facebook page they were installing "Traffic Entering When Flashing" signage in certain areas around the state; he envisioned these signs on the Route 202 stretch and the sensors on the Estes Road approaches. He knows that the City cannot install these on its own, but if the State is installing these elsewhere maybe they could be installed in this location. Deputy Chief Boudreau presented the available crash data for the intersection. Since 2015 there were 28 accidents: 20 with no injuries, 7 with injuries, and 1 fatality. The NHDOT safety improvements project was completed in 2016, including the removal of the house and the re-grading along the roadside. Mr. Bezanson said because there was a fatality, the City is now eligible to apply for a Road Safety Audit, as was conducted at the Old Dover Road/Tebbetts Road intersection. An application is being pulled together with SRPC, and the Police Department is compiling the redacted crash reports. The State has stated that only the reports for crashes occurring after the previous safety improvements were completed in May 2016 should be included with the application; there have been 26 crashes reported in this timeframe, which averages about 5 crashes per year. The application is due to NHDOT by December 1, 2021. As Councilor Rice mentioned, one of the options that has already been discussed with NHDOT, and will likely be evaluated in any Road Safety Audit, is the installation of "Traffic Entering When Flashing" signage. Councilor Lachapelle said to get the application submitted by the due date of December 1, 2021 and it will be **kept in committee**.

5. Squamanagonic Gate Discussion

Chair Councilor Lachapelle summarized the issue. He stated that he is taking full responsibility, as he didn't think about having the members of the disc golf

community come to and get involved with the discussions on this issue. Councilor Lachapelle said there have been some issues and break-ins and other activities that don't belong in the area; and, that this park is unique because it is remote and no one knows that you're out there. Chris Bowlen, Director of Recreation & Arena, was present to talk about the issue. He stated there are a few recommendations and several different avenues that he wanted to talk about. He gave a little background on the park. It is a 40-plus acre park off of Hansonville Road. It was deeded to the City of Rochester in 1971 from a group called Rochester Community Activities, Inc. It was deeded to the City of Rochester "with the restriction that it must be retained as a public recreation area". Since then, it has remained open wooded space; in the late 70's, and 80's into the early 2000's the hunting group Profile Bowmen entered into a long term lease until around 2010. They were there for a number of years they had exclusive use of the area at the time. A proposal was presented to the City Council to put a disc golf course out there. It has been a very successful endeavor. Some complaints were received in early part of this past summer; they have been looking for some solutions and one was to put up a gate and some boulders to the upper part of the parking area so vehicles couldn't make their way to the roadway that connects back to a further gravel area where vehicles didn't need to be. The Profile Bowman group had some huts in there and were vandalized and someone actually took up residency and the huts have since been removed. They were looking to put a barrier system up so vehicles couldn't get to the area and to put a gate near the split in the roadway. This area serves dual purpose. The Police Department operates a training facility in the area, and most of the time it serves as a park and disc golf course. The disc golf area is closed down when the police are training, which is generally Fridays and the month of November. Back in August this issue came to the Public Safety Committee and it was suggested to put up a gate. There is one gate now that prohibits vehicles from proceeding to the split in the road. DPW widened the entrance road on the left and the right to park vehicles on the Hansonville Road side of the gate. Mr. Bowlen said his concern with the gate being locked at night is that it gives people the opportunity to go in the park and not be seen. The parking area is also a challenge because it's out of sight. Park hours were posted in June, ½ hour before sunrise to ½ hour after sunset. That proved to be a success; there were 14 contacts made with people that were in there after those hours and 4 move longs. The hours signage worked quite well. The suggestion was made to install a park sign that indicates Police Training Facility and Disc Golf. Mr. Bowlen said there is no concrete plan to say what we want to do. Councilor Lachapelle said there was a gate that was locked; people are going to go down there no matter what; there is an access point on Gear Road that you can walk into the park. They did before, do now, and will do in the future. Members of the disc golf community were present to talk about their concerns. William Schreiber, a disc golf course user and a resident of Rochester for 4 years, was present to voice his concerns. He has been playing disc golf for 20 years. He said Jim Chambers was the one that started the disc golf course in the area; he put a lot of his own money in it and a lot of work. He said the gate puts a damper on all the work they have done this year. They went from being able to park 60 to 70 cars to 15 cars; it defeats the purpose of all

the work they have done. Councilor Lachapelle asked how many times they have 60 to 70 vehicles in the parking lot. Mr. Schreiber said nice weekend days and tournaments they can get up to 60 to 70 vehicles. Mr. Schreiber said he felt they were being punished; he has kicked out the homeless and junkies. Councilor Rice said he feels the gate was rushed through City Council too quickly without all the facts. He asked if there was any way the City staff could give the disc golf group a key to the gate until the plan is solved. Councilor Lachapelle said it's a great idea, but the thing with a key is that they need to make sure the gate is opened in the morning and the last one out needs to lock it. Mr. Schreiber said that is the problem; he would personally have difficulty maintaining a locked gate every night as he works full time, has a wife and kid at home, and other commitments. Councilor Lachapelle said the disc golf course is a great asset for the City. He said the park is unique and off the beaten path. Councilor Rice suggested that they could be given access to a key for events, and then return it. Mr. Schreiber said the current parking structure is good for daily use. During summer months the parking lot could be full. James Chambers, a Gonic resident and disc golfer, said he came to the City in 2013 to ask to build a disc golf course. It's not inviting with the gate; he said it looks sketchy and like you are going into a detention facility. He said they lost a lot of people due to the gate installation and the current parking situation. Councilor Lachapelle said at the end of the day whatever is decided someone is not going to be happy. He said it is the City Council's responsibility to do what is best for the City. Mr. Schreiber said he thinks step one would be to install the sign for the Police Training Facility and Disc Golf. A similar sign may deter the unsavory people. Sheila Colson, Recreation & Arena Advisory Commission Chair, said she thinks they've done a great job getting the disc golf course up and going. She thinks we need to find a way to make it work because it's a great fitness activity and it's a benefit to the community. Councilor Lachapelle suggested a CIP project could be discussed for clearing an area for additional parking. Councilor Rice said he respects Councilor Lachapelle for wanting to add a project to the FY23 CIP Budget discussions, but respectfully disagrees, and thinks something needs to be done now. Approval of a CIP budgeted project would make funding available for July 1, 2022, but something should be done now. Eli Barnes, member of the Utility Advisory Board and a Rochester resident, added that a CIP project to clear an area for additional parking would not address the fact that the parking would not be visible from the street. There is already parking available and having two gates at the split in the roadway would allow the gate to the police training facility to be locked while the gate to the parking area is unlocked. Councilor Rice stated that he plans to go check out the area. Councilor Lachapelle indicated that he would like to join him. **(Kept in Committee)**

6. Charles Street-Request for "No Parking Between Hours of 2:30PM and 3:30 PM" on Northbound Side of Charles Street between Academy and Hope on Haven Hill

Councilor Lachapelle summarized the issue. He said that the William Allen School was designed for walking to and from school and bus drop off and pickup, not for a significant number of vehicles dropping off and picking up school children.

Councilor Hunt-Hawkins said the school has bizarre placement in a tight neighborhood. Councilor Rice said this issue should be kept in committee and the Superintendent of Schools invited to the next meeting to hear these issues, so that he can address them with his administration. Councilor Lachapelle said vehicles back up on Charles Street waiting to make a left turn onto Granite Street; parked cars on Charles Street prevent through traffic from moving around the waiting cars on the right and are stuck in traffic. Councilor Rice asked what the law was regarding standing cars. Deputy Chief Boudreau read from RSA 265:69, Stopping, Standing or Parking Prohibited in Specified Places. Deputy Chief Boudreau said you can let out and pick up passengers in a no parking area. Councilor Rice asked Mr. Bezanson if there was an MUTCD compliant sign for "No Standing". Mr. Bezanson said he would need to review the Manual for options. Mr. Bezanson noted that DPW continues to work toward finalizing the Woodman Area Infrastructure Improvements project, but there is no plan to add turning lanes; and, the traffic is likely to get worse due to the construction before it gets better. He also said that, if you allow through travel on the right of the standing vehicles, it may create a line-of-sight issue in this area with the crosswalk location there. **(Kept in Committee and the Superintendent of Schools will be invited to the next meeting)**

7. **Autumn Street-Safety Issues and request to Install sidewalks**

Councilor Lachapelle summarized the issue. Mr. Bezanson stated that the annual CIP budget for sidewalk rehabilitation would not apply to this location as this request is for a new sidewalk on Autumn Street. He suggested that, similar to Portland Street, the City could apply for a Transportation Alternatives Program (TAP) Grant to add a new sidewalk in this location. The City is currently in the process of receiving a TAP Grant award for Portland Street. Councilor Rice said he would like to include sidewalk on Salmon Falls Road from Autumn Street to Highland Street in a TAP Grant application. Tom Plourde of 116 Autumn Street was present to discuss his concerns; he has two grandchildren that live across the street and he would like them to be able to walk up and down the street. It's a cut through street that has seen increasing traffic. He is concerned about all of the people out walking along Autumn Street and he wants to get the ball rolling on a sidewalk project. Councilor Lachapelle said that by sending in the letter and by addressing the Committee tonight he did get the ball rolling. ***Councilor Rice made a motion to send this item to the Public Works & Buildings Committee for review. The recommendation was seconded by Councilor Hunt-Hawkins. Unanimous voice vote carried the motion. (Kept in Committee and will explore applying for a future TAP Grant for a sidewalk on Autumn Street)***

8. **4 Corners-Meaderboro Road, Estes Road, 202A-Requesting a Mirror**

Councilor Lachapelle summarized the issue. He asked Mr. Bezanson if we typically install mirrors in the right-of-way. Mr. Bezanson said no, the only times a mirror has been installed in the right-of-way is when a homeowner requests one for driveway line-of-sight and they install it themselves in a location acceptable to the DPW. Mr. Bezanson said he understands why a mirror has been requested in

this location, and recalls previous similar requests. The Route 202A and Meaderboro Road rights-of-way are NHDOT jurisdiction; DPW has met with NHDOT regarding safety issues at this intersection and are continuing to work with the State on solutions. No action taken.

9. Blue Hills Drive-Speed Limit Reduction Request

Councilor Lachapelle summarized the issue. He asked Deputy Chief Boudreau if the City can post speed limits lower than 30 mph. Deputy Chief Boudreau said yes, but 30 mph is the typical speed limit in a neighborhood like this; this is a closed neighborhood and it would be the residents that live there and their visitors that are travelling on these roads. Councilor Hunt-Hawkins said she was driving in the neighborhood yesterday and noted that because the roads are so curvy she doesn't know how folks drive much over 25 mph in that neighborhood. Councilor Rice suggested a public information campaign to encourage motorists to slow down. No action taken.

10. E911 Update

Deputy Chief Boudreau said all he has are small changes to specific locations that needed to be addressed. Recently there was a City Council presentation regarding the Tebbetts Road renumbering. The E911 Committee would like the City Council to bring the Tebbetts Road renumbering back up for a vote. There was a resident that bought a lot and waited for over a year for an address number to be assigned; he does have a temporary number now and can finally obtain a building permit.

11. Emergency Management Update

No members of the Fire Department were present for an update.

12. Other

Ians Way-Streetlight

There was a streetlight out on Ians Way; it was apparently fixed and one day later the streetlight was out again. The pole number is SL1J2.

Lowell Street-Signage Area of Arena

The concerns were of vehicles entering and exiting the arena. The concerns are regarding traffic in the Lowell St./Harding St./Edgerly Way area. Councilor Lachapelle or Councilor Hamann will call the resident for details; the concerns did not include a specific request. **(Kept in Committee)**

Update on Radar Speed Signs

Deputy Chief Boudreau wanted to give the Committee an update on the radar speed signs, he has received some prices but waiting for more and will update the Committee next month on the pricing.

Rapid Rectangular Flashing Beacon

Mr. Bezanson wanted to inform the Committee that due to the success of the rapid

rectangular flashing beacon (RRFB) installation on North Main Street, the Department has considered another installation. Commissioner Nourse plans to bring to the Public Works & Buildings Committee tomorrow night a proposal to install a solar-powered RRFB at the crosswalk on Wakefield Street/South Main Street at Hanson Street and Parson Main. Councilor Rice asked about the solar one on North Main Street, how it was operating. Mr. Bezanson said it seems to be operating well, but it is still a fairly new installation. Councilor Rice asked Mr. Bezanson if these were going to be installed at Strafford Square. Mr. Bezanson said yes, they are included in the project area. The first phase of work on the underground utilities is in construction right now. The second phase will go out to bid this winter and will include the RRFBs. He said the decision of whether the Strafford Square RRFBs will be solar-powered or hard-wired will be made soon as the plans are finalized for bidding.

Councilor Lachapelle adjourned the meeting at 7:23 PM.

The minutes were respectfully submitted by Laura J. McDormand, Admin. Assistant II.



Public Works and Buildings Committee
City Hall Council Chambers
Meeting Minutes
October 21, 2021

MEMBERS PRESENT

Councilor David Walker, Chairman
Councilor Jim Gray- Vice Chairman
Councilor Don Hamann

MEMBERS ABSENT

Councilor Chris Rice
Councilor Thomas Jean

OTHERS PRESENT

Peter C. Nourse PE, Director of City Service
Daniel Camara, GIS / Asset Management

MINUTES

Councilor Walker called the Public Works and Building Committee to order at 7PM

1. Public Input

No public present.

2. Fluoridation In Drinking Water

Mr. Nourse informed the Committee that the department will be distributing a Public Notice regarding the Nationwide shortage of sodium fluoride for water treatment. He stated that NHDES, USEPA and the CDC are aware of the shortage and all agencies are working to assist water systems to find supplies. Mr. Nourse explained that sodium fluoride is not necessary in the treatment process, but is added as to the treatment process as to improve dental health in children. He stated that the Rochester Surface Water Plant is out of this product and that the Cocheco Well Plant will be out by the end of the month. He noted that residents with questions regarding fluoridation be directed to their dental provider or the CDC Website at <https://www.cdc.gov/fluoridation/index.html> Mr. Nourse suggested informing the entire City Council at the 11/3/2021 meeting or by email. The Committee suggested sending the informational email to the Council and posting the public notice at the same time. .

3. Hanson Pines Playground

Mr. Nourse informed the Committee of various problems and concerns at the Hanson Pines newly constructed playground and surrounding area. Specific teen & preteen inappropriate behavior in regards to intimidation of patrons and families, and public property damage was discussed. He also stated there are some instances of drug paraphernalia being found and the homeless have been found sleeping in the structures. Mr. Nourse stated that the playground is posted that this area is designed for 5-12 year olds and he noted that the park rules are also prominently displayed. Mr. Nourse stated that the City Manager is aware of the problem and that DPW is working with both the Recreation Department and Police Department on monitoring and working on solutions for rectifying the problem. Mr. Nourse stated that one suggestion is to install fencing

around the playground & pavilion area. He stated some feel it might help to mitigate the problem and he noted that fencing in a playground area is not a bad idea in general. Councilor Gray stated that he thought the fence is a good idea and asked if the Department had existing fund to install it. Mr. Nourse stated that the cost is approximately \$25,000 and the Department does not currently have the funds for the fence. He suggested a CIP item for the next budget. The Committee was in favor of putting the project in the FY2023 CIP. Councilor Gray suggested that Mr. Nourse discuss using current City Contingency Funds or the Fund Balance with the City Manager. He suggested if not contingency then the FY2023 CIP. The Committee agreed.

4. Rt 202A Water Main Extension and Tank Project Update

Mr. Nourse stated that the October 4, 2021 Planning Board (PB) meeting the Board had accepted and approved the subdivision application for the ½ acre lot for the construction of the Water Tank. He stated that the Developer of Highfields Common has engineers working on the plans per the Notice of Decision of the PB and the City Attorney expects the property transfer and recording of the deed next week. Mr. Nourse stated that once the deed is recorded NHDES will allow the award of the project to the contractor. He stated that the bid specifications give us to the end of November to make the award and that we are tracking well to make that happen. Mr. Nourse informed the Committee that Dustin Homestead Condominium Association held a meeting and voted unanimously to proceed with their portion of the project using a similar process to the Homeowner Option. He stated that their portion of the project was bid as a bid alternate and with contingency it would be approximately \$130,000. He stated that discussions with the Finance Department were that this amount should be appropriated with a separate appropriation from retained earnings.

Councilor Gray made a motion to recommend that the full City Council complete a supplemental appropriation in the amount of \$130,000 from the Water Fund Retained Earnings funds to fund the Dustin Homestead Homeowner Option. Councilor Hamann seconded the motion and the motion passed unanimously.

Mr. Nourse explained that the construction of the project would likely start next year and that a public information meeting for abutters will be held during the winter months. He stated that this meeting will be used to get firm numbers on those committing to the tie-in to water. Councilor Walker stated concerns for the construction vehicles on Fillmore and Eisenhower and asked if there would be an alternate route. Mr. Nourse stated that access from Bickford Road would not be possible due to NHDES concerns for vernal pools/wetlands and due to the steep grade (approx. 25-27%). He stated that he would look into access from Hussey Hill Road and he noted Fillmore & Eisenhower are not currently in great condition as they are, and he noted that in all projects any roadway damage would be corrected as part of the project. The Committee discussed the colors available for the tank and the esthetics as they pertain to the surrounding area and visibility of the tank from areas around the City. The consensus of the Committee was Sky Blue without lettering.

Mr. Nourse stated that the Finance Committee discussed and recommended \$600,000 from ARPA for approval at the November 3, 2021 City Council meeting to fund the waterline extension and the temporary road construction to the tank site. He stated that since that discussion the price proposal from the contract has come in and is estimated to

be \$605,376. The Committee suggested that the Director inform the Finance Department of the increased proposal.

5. **New DPW Facility Update**

Mr. Nourse stated that the project is 85% completed and that we have an approximate 68% remaining of the contingency funds. He stated we are on track to be at substantial completion in early November and final completion about 30 days later. He discussed items completed and items remaining. Councilor Gray asked the Director to highlight some of the higher cost contingency items. Mr. Nourse stated that there are over 48 items, the highest cost is related to the lift equipment to be installed that was not in the original scope of the project. This equipment will allow staff to store the heavy stock materials up on the mezzanine. Councilors Walker asked for the Director to supply a list of all change orders to the Committee. Councilor Gray suggested that the list be added to the minutes of the meeting. (Attached) Councilor Hamann asked if the contractor had been given the requested network equipment from the IT Department. Ms. Clark stated that she believed they had, but she would confirm. Councilor Walker asked if the flags for the bay have been ordered. Ms. Clark stated they had been ordered with a 2-3 week delivery expected.

6. **Other:**

Groundwater Grant Funding – Councilor Hamann stated that he had attended Waste Council Meeting and he stated there will be another 100 Million dollars available in addition to the 50 million previously appropriated. He stated that 25 million is earmarked for PFAS Contamination Issues.

Washington Street – Councilor Gray stated his thanks to the DPW staff for removing branches as requested at 315 Washington Street.

Columbus Ave Sidewalk – Councilor Hamann stated he was asked about the sidewalk that ends abruptly on Columbus Ave. Mr. Nourse stated that that could be addressed in the planned intersection improvements to that area, but stated that is approximately 10 years out. He stated that he will again add funding for new sidewalk construction projects to the coming CIP Budget, but with project prioritizations based on funding in the CIP he was unsure if projects like this would make it through the process.

RT 11 Safety and Capacity Projects. Mr. Nourse stated that on October 4, 2021 he and some of the Councilors went to the hearing associated with the Governor's Advisory Council on Intermodal Transportation Hearings (GACIT) and spoke about the necessity of both the Safety and the Capacity Projects on Rt.

Mr. Nourse stated that Senator Shaheen's office has informed City Staff that the Congressional Delegated spending request that is through the Interior Environmental Appropriations Bill in the amount of \$900,000 for the Septage Receiving Facility at the Wastewater Plant has been approved at the Committee levels and will be going to the Senate for possible inclusion in the FY22 Federal Budget.

Mr. Nourse further stated that Senator Shaheen's office informed staff that the application for \$1,000,000.00 (\$1 Million) dollars has also been approved at the Committee level in the Commerce Justice & Science Appropriations Bill. He stated this request is for the Great Bay Adaptive Management efforts and it will be used by Intermunicipal Alliance for Adaptive Management and the Piscataquis Regional Estuary Partnership to restore eel grass and oysters

Rectangular Rapid Flashing Beacons (RRFB) – Mr. Nourse stated that the project

funded for the 105 North Main Street crosswalk beacon has been completed and seems to be very effective. He stated that there is approximately \$22,000 remaining in this account and he suggested installing another one at a different location using these funds. The Committee discussed several locations including near the Gaffney Home, Columbus Ave and the Crosswalk on Wakefield Street near the Parson Main.

Councilor Hamann made a motion to recommend that the full City Council approve the installation of a RRFB at the Wakefield Street Crosswalk near the Parson Main.

Councilor Walker seconded the motion. The motion passed unanimously.

Court House – Councilor Gray stated that the Court House System is interested in the property at Industrial Park. He stated that there were minimal concerns for drainage issues that they believed could be worked out in design.

Councilor Hamann made a motion to adjourn at 7:49 PM. Councilor Rice seconded the motion. The motion passed unanimously.

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Administration and Utility Billing Supervisor.

CITY OF ROCHESTER
Rochester Public Works Facility
Construction Change Proposal Log

Date of Update: **October 20, 2021** % of Base Contract:
Original Contract Amount **\$17,674,000**
Original Contingency **\$1,413,920** 8.00%
Total Approved to Date: **\$417,709** 2.36%
Remaining Contingency **\$996,211** 5.64%

Change Order No.	Status	W&S CCP #	Description	Date Received	Proposed COR Amount	Revised COR Amount	Approved COR Amount	Date Approved/Rejected	Associated CCD/CCR	Reason for Change
001	Issued	n/a	Construction Schedule Extension	06.02.20	\$0.00	\$0.00	\$0.00		n/a	Unforeseen Cond
002	Issued	001	Radio Tower Foundation	03.26.20	\$0.00	\$0.00	\$0.00		CCR-001	Owner Change
002	Issued	002	Salt Shed Roof	03.26.20	\$34,555.50	\$34,555.50	\$34,556		CCR-002	Owner Change
002	Issued	003	Guard Rail Revision	03.26.20	-\$8,165.00	-\$8,165.00	-\$8,165		CCR-003	Owner Change
002	Issued	004	Utility Changes	03.26.20	-\$19,479.00	-\$19,479.00	-\$19,479		CCR-004	Owner Change
	n/a	005	Construction Sign	05.20.20	n/a	n/a				Arch Coord
	Not Submitted	006	Radiant Floor Revisions						CCR-006	MEP Coord
003	Issued	007r1	Natural Gas Conversion	07.30.20	\$4,813.31	\$6,258	\$6,258		CCR-007	Owner Change
003	Issued	008	Infiltration Basin Revisions	08.24.20	-\$3,904.25	-\$3,904.25	-\$3,904		CCR-008	Unforeseen Cond
004	Issued	009	Dumpster Pad Revisions	09.11.20	\$2,949.45		\$2,949		CCR-009	Owner Change
004	Issued	010	Alternate Castings	09.11.20	-\$16,370.10		-\$16,370		CCR-009	Owner Change
003	Issued	011	Underslab Insulation Change	09.03.20	-\$17,808.00	-\$17,808.00	-\$17,808		CCR-011	Structural Coord
	Withdrawn	012	In-Ground Lift Mfg Change	09.03.20	\$258,488.17		n/a		CCR-012	Owner Change
005	Issued	013A	Footing Revisions - Admin	07.15.20	\$24,166.28		\$24,166.28	01.19.21	CCR-0013A	Structural Coord
005	Issued	013B	Footing Revisions - Veh Stor	07.29.20	\$20,285.69		\$20,285.69	01.19.21	CCR-0013B	Structural Coord
005	Issued	013BC	Footing Revisions - Maintenance	09.11.20	\$28,004.39		\$28,004.39	01.19.21	CCR-0013C	Structural Coord
005	Issued	013BD-R1	Footing Revisions - Remote Canopy	10.26.20	\$19,888.05	\$14,638.05	\$14,638.05	01.19.21	CCR-0013D	Structural Coord
004	Issued	014	Veh Storage Trench Drain Revision	09.11.20	\$2,793.00	\$2,793.00	\$2,793			MEP Coord
004	Issued	015	Catch Basin Adjustments	10.28.20	\$26,944.50		\$26,945			Civil Coord
005	Issued	016	Add Wall Hydrants	12.11.20	\$3,313.20		\$3,313.20	01.19.21	CCR-022	MEP Coord
005	Issued	017	Ledge Removal at Tight Tank	11.24.20	\$16,640.25		\$16,640.25	01.19.21		Unforeseen Cond
005	Issued	018	AHU Revisions	12.13.20	\$9,681.10		\$9,681.10	01.19.21		MEP Coord
007	Approved	019	Admin Area Revisions	12.29.20	\$4,109.60		\$4,109.60			Owner Change
007	Approved	020	Plenum Venting Revisions	02.16.21	\$2,135.06		\$2,135.06			MEP Coord
007	Approved	021	Folding Wall Steel Support	02.24.21	\$9,454.50		\$9,454.50			Structural Coord
007	Approved	022	Booster Pump Elec Credit	01.25.21	-\$591.00		-\$591.00			MEP Coord
007	Approved	023	Add Elec Panel at Barn	02.25.21	\$12,111.00		\$12,111.00			Owner Change

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Change Order No.	Status	W&S CCP #	Description	Date Received	Proposed COR Amount	Revised COR Amount	Approved COR Amount	Date Approved/Rejected	Associated CCD/CCR	Reason for Change
008	Approved	024	Pendant Switch for Vehicle Exhaust	03.23.21	\$3,267.00	\$2,420.00	\$2,420.00			MEP Coord
008	Approved	025	Floor Finishes Revisions	03.23.21	\$6,785.90		\$6,785.90			Arch Coord
008	Approved	026	Reception Counter Glass	03.23.21	\$795.30		\$795.30			Owner Change
008	Approved	027	Office Partition	03.32.21	\$1,831.50		\$1,831.50			Owner Change
008	Approved	028	Exterior Site Sign Revisions	03.23.21	\$8,020.08		\$6,441.58			Owner Change
008	Approved	029	Water Meter Test Bench Revisions	03.23.21	\$3,511.20		\$3,511.20			Owner Change
008	Approved	030	Shower Partition Revisions Due to Column misplacement	04.06.21	\$2,571.80		\$2,571.80			Structural Coord
009	Approved	031	Added Desk at Engineering Work Area	06.04.21	\$1,995.40		\$1,995.40			Owner Change
009	Approved	032	Delete Fire Pump	06.04.21	\$5,256.90		\$5,256.90			MEP Coord
009	Approved	033	Delete Water Booster Pump	05.11.21	-\$14,110.00		-\$14,110.00			MEP Coord
009	Approved	034	Compr Air to Meter Test Bench	06.11.21	\$1,085.70		\$1,085.70			Owner Change
009	Approved	035	Floor Drain at Mech Platform	06.11.21	\$1,496.00		\$1,496.00			Contractor Coord
009	Approved	036	Utility Sink Substitution	06.11.21	-\$2,735.00	\$3,448.50	\$3,448.50			MEP Coord
009	Approved	037	Loading Dock at Existing Barn	06.25.21	\$7,041.10		\$7,041.10			Owner Change
010	Approved	038	Elec Panel and Lighting Changes	07.28.21	\$2,418.90		\$2,418.90			MEP Coord
010	Approved	039	Curb Revisions	07.30.21	\$5,116.55		\$5,116.65			Owner Change
010	Approved	040	Exterior Lighting Revisions	07.27.21	\$11,077.00	\$6,868.40	\$6,868.40			MEP Coord
010	Approved	041	Additional Compressed Air Stations	07.20.21	\$21,310.36	\$21,310.36	\$21,310.36			Owner Change
011	Approved	042	Fencing Revisions	09.21.21	-\$13,395.00		-\$13,395.00			Contractor Coord
011	Approved	043	Welding Outlets	07.02.21	\$11,746.90		\$11,746.90			Owner Change
011	Approved	044	NHDES Fuel System Changes	09.25.21	\$4,665.10		\$4,665.10			State Reqmt
011	Approved	045	Public Salt Shed Conc Slab	09.25.21	\$3,741.76		\$3,741.76			Arch Coord
011	Approved	046	Relocate Septic Vent	09.25.21	\$825.00		\$825.00			Civil Coord
011	Approved	047	Condensate Drain Revisions	10.18.21	\$5,513.20		\$5,513.20			MEP Coord
	Reject	048	Linear Diffusers	10.01.21	\$810.70					Arch Coord
011	Approved	049	Stair Opening Infill	09.29.21	\$1,087.90		\$1,087.90			Arch Coord
011	Approved	050	Mezz Stair Rotation and Mod for Lift	10.06.21	\$9,696.50		\$9,696.50			Owner Change
	Reject	051	Mezz Stair Landing Extension	10.06.21	\$2,051.50					Contractor Coord
	Estimated		Bollards at Generator		\$17,000.00					Arch Coord

CITY OF ROCHESTER
Rochester Public Works Facility
Construction Change Proposal Log

Date of Update:	October 20, 2021	% of Base Contract:
Original Contract Amount	\$17,674,000	
Original Contingency	\$1,413,920	8.00%
Total Approved to Date:	\$417,709	2.36%
Remaining Contingency	\$996,211	5.64%

Change Order No.	Status	W&S CCP #	Description	Date Received	Proposed COR Amount	Revised COR Amount	Approved COR Amount	Date Approved/Rejected	Associated CCD/CCR	Reason for Change
	Estimated		Relocated ACCU-1 and New ACCU-3		\$8,000.00					Arch Coord
	Estimated		Fork Lift		\$37,000.00					Arch Coord
	Estimated		Materials Lift and Modifications		\$72,000.00					Arch Coord
	Pending		Open Canopy Modifications - Sander Hanger and Catwalk		TBD					Arch Coord
n/a	Approved	n/a	Unitil Costs for Gas Extension		\$175,000.00	\$175,820.00	\$175,820		Not in Contract	09.21.21

Total Change Orders to Date		\$417,709
Remaining Contingency		\$996,211
Percent of Contract		5.6%
Current Total CCP Pending and Estimated		\$134,000.00

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City Clerk's Office

Resolution Authorizing a Supplemental Appropriation to the Water Fund in the amount of \$55,000.00 for the Route 202A Water Extension Project

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER:

The City Council authorizes a supplemental appropriation to the Water Fund operating budget in the amount of Fifty Five Thousand Dollars (\$55,000.00) with the entirety of the supplemental appropriation being derived from the Water Fund Retained Earnings Account to pay for costs associated with the Dustin Homestead tie-in portion of the 202A Water Extension Project.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to establish and/or designate such accounts and or account numbers as are necessary to implement the transactions contemplated in this Resolution and to establish special revenue, non-lapsing, multi-year fund accounts(s) as necessary to which said sums shall be recorded.

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City Clerk's Office



10/28/2021

City of Rochester Formal Council Meeting

AGENDA BILL

NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.

AGENDA SUBJECT

COUNCIL ACTION ITEM <input type="checkbox"/> INFORMATION ONLY <input type="checkbox"/>	FUNDING REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/> * IF YES ATTACH A FUNDING RESOLUTION FORM
RESOLUTION REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/>	FUNDING RESOLUTION FORM? YES <input type="checkbox"/> NO <input type="checkbox"/>

AGENDA DATE		
DEPT. HEAD SIGNATURE		
DATE SUBMITTED		
ATTACHMENTS YES <input type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	

COMMITTEE SIGN-OFF

COMMITTEE	
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	

LEGAL AUTHORITY

--

SUMMARY STATEMENT

RECOMMENDED ACTION

AGENDA BILL - FUNDING RESOLUTION**EXHIBIT**Project Name: Date: Fiscal Year:

Fund (select):

GF Water Sewer Arena CIP Water CIP Sewer CIP Arena CIP Special Revenue Fund Type: Lapsing Non-Lapsing **Deauthorization**

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

Appropriation

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

Revenue

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

DUNS # CFDA # Grant # Grant Period: From
To

If de-authorizing Grant Funding appropriations: (select one)

Reimbursement Request will be reduced Funds will be returned

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City Clerk's Office

**Resolution Approving Revision of Ward Boundaries in Accordance With Section 3 of the
City Charter**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHESTER, AS FOLLOWS:**

In accordance with Section 3 of the City Charter, the six (6) Ward Boundaries are hereby revised consistent with the attached **Exhibit A**. These Ward Boundary revisions shall take effect at the first election after the approval of this Resolution.

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City Clerk's Office

Proposed City Wards - 2020 Redistricting

City of Rochester, NH

Legend

Proposed Wards

Ward 1

Ward 2

Ward 3

Ward 4

Ward 5

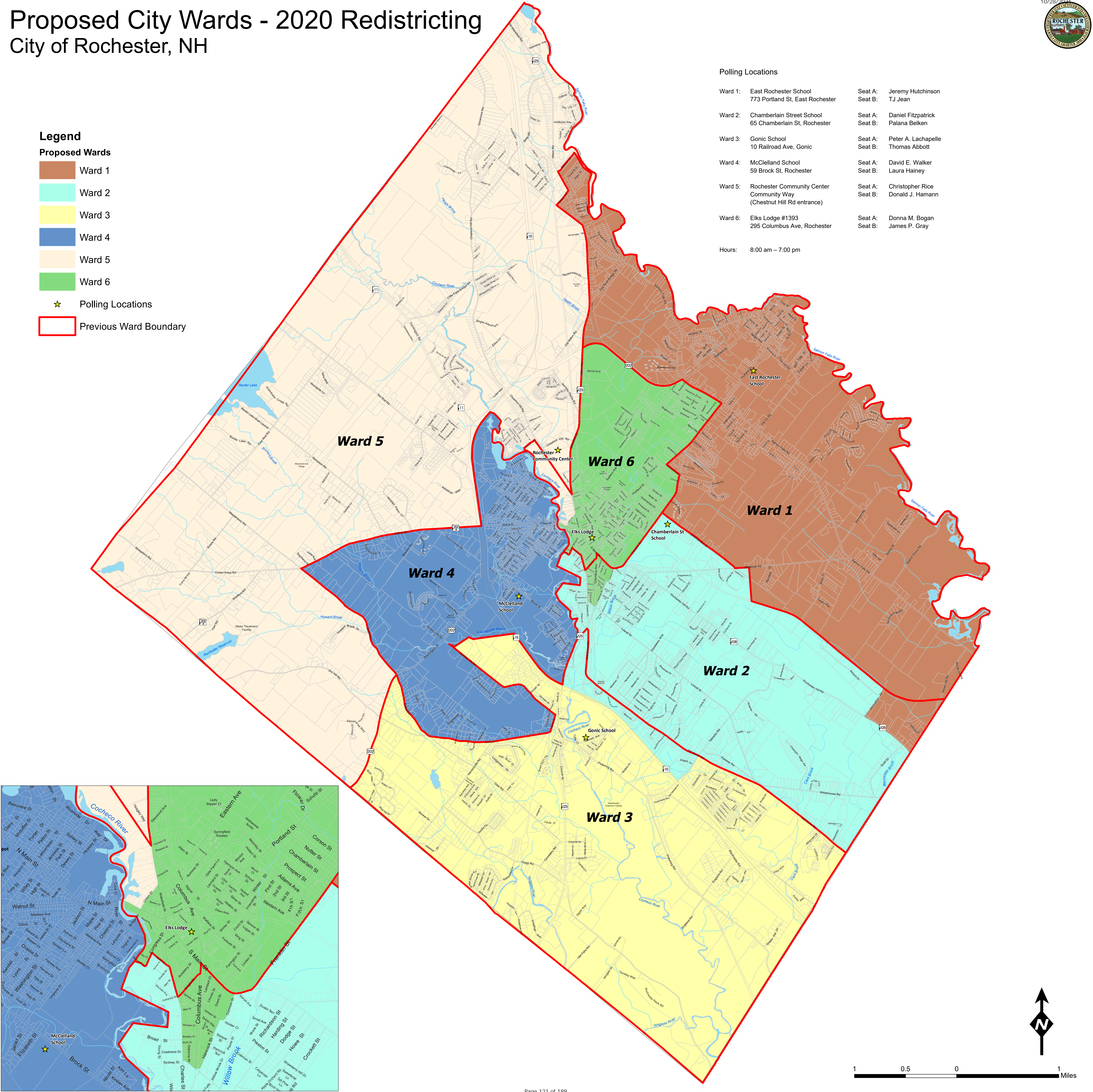
Ward 6

★ Polling Locations

Previous Ward Boundary

Polling Locations			
Ward 1:	East Rochester School 773 Portland St, East Rochester	Seat A:	Jeremy Hutchinson
		Seat B:	TJ Jean
Ward 2:	Chamberlain Street School 65 Chamberlain St, Rochester	Seat A:	Daniel Fitzpatrick
		Seat B:	Palana Belken
Ward 3:	Gonic School 10 Railroad Ave, Gonic	Seat A:	Peter A. Lachapelle
		Seat B:	Thomas Abbott
Ward 4:	McClelland School 59 Brock St, Rochester	Seat A:	David E. Walker
		Seat B:	Laura Hainey
Ward 5:	Rochester Community Center Community Way (Chestnut Hill Rd entrance)	Seat A:	Christopher Rice
		Seat B:	Donald J. Hamann
Ward 6:	Elks Lodge #1393 295 Columbus Ave, Rochester	Seat A:	Donna M. Bogan
		Seat B:	James P. Gray

Hours: 8:00 am – 7:00 pm



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City Clerk's Office

ParcelID	StreetAddress	Owner1	Owner2	BillingAddress	City	State	Zip	2010 Ward	2020 Ward
0255-0017-0000	290 ROCHESTER HILL RD	PEASE DEVELOPMENT AUTHORITY		55 INTERNATIONAL DR	PORTSMOUTH	NH	03801	Ward 2	Ward 1
0255-0018-0000								Ward 2	Ward 1
0255-0019-0000								Ward 2	Ward 1
0255-0020-0000	302 ROCHESTER HILL RD	PRESBYTERY OF NORTHERN	NEW ENGLAND TRUSTEES	302 ROCHESTER HILL RD	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0021-0000	49 INNOVATION DR	PREP PARTNERS 49 LLC		38 RAYNOR DR	HINGHAM	MA	02043	Ward 2	Ward 1
0255-0022-0000	314 ROCHESTER HILL RD	GREYSTONE OF MAINE LTD		334 ROUTE 108	MADBURY	NH	03823-7626	Ward 2	Ward 1
0255-0023-0000	326 ROCHESTER HILL RD	HOPE ON HAVEN HILL INC		326 ROCHESTER HILL RD	ROCHESTER	NH	03867-1700	Ward 2	Ward 1
0255-0023-0001	316 ROCHESTER HILL RD	BINDER LYNDA J & VICTOR L JR		316 ROCHESTER HILL RD	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0023-0002	320 ROCHESTER HILL RD	HESSION RICHARD CYNTHIA M &	RICHARD PETER E	320 ROCHESTER HILL RD	ROCHESTER	NH	03839-1700	Ward 2	Ward 1
0255-0023-0003	322 ROCHESTER HILL RD	DANE CONDOMINIUM ASSOCIATION		NA				0 Ward 2	Ward 1
0255-0023-0004	324 ROCHESTER HILL RD	RICHARDS STEPHEN M & MEGAN A		324 ROCHESTER HILL RD	ROCHESTER	NH	03867--170	Ward 2	Ward 1
0255-0023-0005	16 HAVEN HILL RD	DEMING DAVID K & STEPHANIE W		112 CONCORD RD	LEE	NH	03861-6631	Ward 2	Ward 1
0255-0023-0006	318 ROCHESTER HILL RD	CASSADY DANIEL A & BEVERLY A		318 ROCHESTER HILL RD	ROCHESTER	NH	03867-1700	Ward 2	Ward 1
0255-0023-0007	28 HAVEN HILL RD	28 HAVEN HILL RD CONDO ASSOC		NA				0 Ward 2	Ward 1
0255-0023-003A	322 ROCHESTER HILL RD #1	OBRIEN SUSAN E		322 ROCHESTER HILL RD U1	ROCHESTER	NH	03867-1700	Ward 2	Ward 1
0255-0023-003B	322 ROCHESTER HILL RD 2	CHAUVEY TRACI &	MCALLISTER TARA	5 DOLLOFF DAM RD	NOTTINGHAM	NH	03290-4915	Ward 2	Ward 1
0255-0024-0000	44 HAVEN HILL RD	GARLAND MICHAEL G &	MCDONALD ELLEN M	44 HAVEN HILL RD	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0001	52 HAVEN HILL RD	BURNETT MATTHEW G		52 HAVEN HILL RD	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0002	28 LAPERLE DR	MOCCIA BRIAN D & ANGELA M		28 LAPERLE DR	ROCHESTER	NH	03867-8506	Ward 2	Ward 1
0255-0024-0003	36 LAPERLE DR	WAGNER MICHAEL G	ST CYR KAYLA MARIE	36 LAPERLE DR	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0004	49 LAPERLE DR	BOUVIER BRANDON & NICOLE		49 LAPERLE DR	ROCHESTER	NH	03839	Ward 2	Ward 1
0255-0024-0005	45 LAPERLE DR	MANDRA THOMAS J & LINDA K		45 LAPERLE DR	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0006	39 LAPERLE DR	BUBAR JULIA R & RYAN C		39 LAPERLE DR	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0007	31 LAPERLE DR	DAVIS BRIAN E		31 LAPERLE DR	ROCHESTER	NH	03839	Ward 2	Ward 1
0255-0024-0008	25 LAPERLE DR	GAUTHIER ADAM GEORGE &	DESJARDINS LINDSAY BETH	25 LAPERLE DR	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0009	64 HAVEN HILL RD	ALLEN DAVID DWAYNE & GLOWDEN		64 HAVEN HILL RD	ROCHESTER	NH	03867	Ward 2	Ward 1
0255-0024-0010	0 HAVEN HILL RD	LAPERLE FAMILY REVOCABLE	TRUST % TRUSTEES	28 COPPERLINE RD	EPSOM	NH	03234	Ward 2	Ward 1
0255-0024-0011	0 LAPERLE DR	MJS DEVELOPMENT LLC		55 HOMESTEAD LN	BRENTWOOD	NH	03833	Ward 2	Ward 1
0255-0025-0000	117 HAVEN HILL RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH	03867-1916	Ward 2	Ward 1
0255-0026-0000	77 HAVEN HILL RD	SOMERSWORTH CITY OF		157 MAIN ST	SOMERSWORTH	NH	03878-3192	Ward 2	Ward 1
0255-0027-0000	17 HAVEN HILL RD	MAPLE COMMONS		439 RT108 #2	SOMERSWORTH	NH	03878	Ward 2	Ward 1
0255-0027-0001	0 HAVEN HILL RD	SOMERSWORTH CITY OF		157 MAIN ST	SOMERSWORTH	NH	03878-3192	Ward 2	Ward 1
0255-0028-0000	7 HAVEN HILL RD	MAPLE COMMONS		439 RT108 #2	SOMERSWORTH	NH	03878	Ward 2	Ward 1
0255-0029-0000	1 HAVEN HILL RD	MAPLE COMMONS		439 RT108 #2	SOMERSWORTH	NH	03878	Ward 2	Ward 1
0125-0110-0000	6 DUBLIN WAY	RANDOLPH NATHAN & ELIZABETH		6 DUBLIN WAY	ROCHESTER	NH	03867-3425	Ward 2	Ward 6
0125-0111-0000	2 BLAKE ST	STAPIN MARLENE & SCOTT		2 BLAKE ST	ROCHESTER	NH	03867-3450	Ward 2	Ward 6
0125-0112-0000	1 BRYANT ST	JANCSY KEVIN J & MICHAELA		1 BRYANT ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0113-0000	12 DUBLIN WAY	SARGENT CARMEN L	BRITTON TAMMY L	12 DUBLIN WAY	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0114-0000	16 DUBLIN WAY	COUTURE PAUL H & DIANA J		16 DUBLIN WAY	ROCHESTER	NH	03867-3427	Ward 2	Ward 6
0125-0115-0000	15-19 DUBLIN WAY	DUBLIN YAU LLC		1 WESTERN AVE	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0116-0000	11 DUBLIN WAY	LEGARD RETA C		11 DUBLIN WAY	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0117-0000	9 DUBLIN WAY	BOURQUE JOHN A JR		9 DUBLIN WAY	ROCHESTER	NH	03867-3426	Ward 2	Ward 6
0125-0118-0000	7 DUBLIN WAY	SMITH ZACHARY G & ELISABETH Z		7 DUBLIN WAY	ROCHESTER	NH	03867-3473	Ward 2	Ward 6
0125-0119-0000	1 HANCOCK ST	CHANAKYA INVESTMENTS LLC		3 MARKET ST APT 4	SOMERSWORTH	NH	03878	Ward 2	Ward 6
0125-0120-0000	37 UPHAM ST	HEFNER WEBSTER		37 UPHAM ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0121-0000	33-35 UPHAM ST	RDP REALTY INC		7 MEAGHAN WAY	GREENLAND	NH	03840	Ward 2	Ward 6
0125-0122-0000	31 UPHAM ST	EATON JAYCE E &	WELCH JODY A	31 UPHAM ST	ROCHESTER	NH	03867-3011	Ward 2	Ward 6
0125-0123-0000	29 UPHAM ST	ARCHER SANDRA J		29 UPHAM ST	ROCHESTER	NH	03867-3011	Ward 2	Ward 6
0125-0124-0000	139 SO MAIN ST	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 2	Ward 6
0125-0125-0000	19 GRANT ST	NH CATHOLIC CHARITIES INC		100 WILLIAM LOEB DR #3	MANCHESTERR	NH	03109	Ward 2	Ward 6
0125-0126-0000	129 SO MAIN ST	GETTY DIV OF POWER TEST CORP %	GETTY PETROLEUM MARKETING INC	292 MADISON AVE 9TH FLOOR	NEW YORK	NY	10017-6318	Ward 2	Ward 6
0125-0127-0000	29-31 LINCOLN ST	MITRUSHI ANDREA		29 LINCOLN ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0128-0000	25-27 LINCOLN ST	GARAND SANDRA J		27 LINCOLN ST	ROCHESTER	NH	03867-3008	Ward 2	Ward 6
0125-0129-0000	21-23 LINCOLN ST	DIOPTASE LLC %	UNIVERSAL PROPERTY MGMT	750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801	Ward 2	Ward 6
0125-0130-0000	17-19 LINCOLN ST	SPAULDING CLYDE R &	WHARMBY MARJORIE	56 OLD STAGE RD	MADBURY	NH	03823-7503	Ward 2	Ward 6
0125-0131-0000	15 LINCOLN ST	HOME 1ST RENTALS LLC		38 OLD TURNPIKE RD	NOTTINGHAM	NH	03290-5914	Ward 2	Ward 6
0125-0132-0000	11 LINCOLN ST	LINCOLN TERRACE ASSISTED	LIVING RESIDENCE LLC	247 HAYDEN RD	HOLLIS	NH	03049-6288	Ward 2	Ward 6
0125-0133-0000	9 LINCOLN ST	LONG RONALD & NOREEN		P O BOX 388	BERWICK	ME	03901-0388	Ward 2	Ward 6
0125-0134-0000	7 LINCOLN ST	HAMADE ISSAM S		7 LINCOLN ST	ROCHESTER	NH	03867-3008	Ward 2	Ward 6
0125-0135-0000	1 LINCOLN ST	BROOKSIDE PROPERTY SERV INC		110 LAKESHORE DR	MIDDLETON	NH	03887-6014	Ward 2	Ward 6
0125-0136-0000	113 SO MAIN ST	113 SOUTH MAIN ST LLC	% MABARDY OIL INC	720 LAFAYETTE RD	SEABROOK	NH	03874	Ward 2	Ward 6
0125-0137-0000	10 LAMBERT CT	YERGEUA GERALD		10 LAMBERT CT	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0138-0000	14 LAMBERT CT	NEWTON WILLIAM N		14 LAMBERT CT	ROCHESTER	NH	03867-3002	Ward 2	Ward 6
0125-0139-0000	16 LAMBERT CT	MURRAY BRENDAN & KELLIE		16 LAMBERT CT	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0140-0000	18 LAMBERT CT	NUTTER GAIL M & ALEX B		18 LAMBERT CT	ROCHESTER	NH	03867-3002	Ward 2	Ward 6
0125-0141-0000	22 LAMBERT CT	BENJAMIN ROBERT & DANETTE		22 LAMBERT CT	ROCHESTER	NH	03867-3003	Ward 2	Ward 6
0125-0142-0000	26 LAMBERT CT	EDMUNDS REV TRUST %	EDMUNDS CHRISTOPHER H & BRENDA S	140 MERRYMEETING RD	NEW DURHAM	NH	03855-2241	Ward 2	Ward 6
0125-0143-0000	19 LAMBERT CT	PELLETIER GEORGE & KIMBERLY		119 WALNUT ST	ROCHESTER	NH	03867-4201	Ward 2	Ward 6
0125-0144-0000	17 LAMBERT CT	FINCH JASON J		30 PROVINCE RD	STRAFFORD	NH	03884-6637	Ward 2	Ward 6
0125-0145-0000	15 LAMBERT CT	MILES TYLER		15 LAMBERT CT	ROCHESTER	NH	03867-3026	Ward 2	Ward 6
0125-0146-0000	11 LAMBERT CT	FORCIER ANDERSON MICHELLE &	ANDERSON DEAN A	11 LAMBERT CT	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0147-0000	9 LAMBERT CT	MOORE JAMES C		9 LAMBERT CT	ROCHESTER	NH	03867-3026	Ward 2	Ward 6
0125-0149-0000	111 SO MAIN ST	LIBERTY TRUST OF FLORIDA %	MCGUIRE A ROBERT JR TRUSTEE	P O BOX 988	DOVER	NH	03821-0988	Ward 2	Ward 6
0125-0150-0000	105 SO MAIN ST	GOON STELLA REV TRUST %	GOON STELLA TRUSTEE	101 SO MAIN ST	ROCHESTER	NH	03867-3125	Ward 2	Ward 6
0125-0151-0000	536 COLUMBUS AVE	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 2	Ward 6
0125-0152-0000	588 COLUMBUS AVE	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 2	Ward 6
0125-0153-0000	7 MCINTYRE CT	ALIMI ARTHUR & JEANNETTE		7 MCINTYRE CT	ROCHESTER	NH	03867-3431	Ward 2	Ward 6
0125-0154-0000	5 MCINTYRE CT	LEON MICHAEL A JR &	STRAESSLE NAKIA K	19 SOAPSTONE LN	ROCHESTER	NH	03867-2069	Ward 2	Ward 6
0125-0155-0000	3 MCINTYRE CT	FRYOU GEORGE A &	GRABERT KATHRYN M	3 MCINTYRE CT	ROCHESTER	NH	03867-2327	Ward 2	Ward 6
0125-0156-0000	8 MCINTYRE CT	LEWIS CYNTHIA B		8 MCINTYRE CT	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0157-0000	565 COLUMBUS AVE	OSTERMAIER DENNIS H		565 COLUMBUS AVE APT A	ROCHESTER	NH	03867-3449	Ward 2	Ward 6
0125-0158-0000	11 MAY ST	WHITE TIMOTHY R		11 MAY ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0159-0000	9 MAY ST	BISSON MARY &	RISS TIMOTHY	9 MAY ST	ROCHESTER	NH	03867-3402	Ward 2	Ward 6
0125-0160-0000	7 MAY ST	PLAISTED PATRICIA A		7 MAY ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0161-0000	5 MAY ST	STITH HOWARD O &	TROW BARBARA A	5 MAY ST	ROCHESTER	NH	03867-3402	Ward 2	Ward 6
0125-0162-0000	3 MAY ST	BANASIAK MOLLY ELIZABETH	BANASIAK JUSTIN ALEXANDER	3 MAY ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0163-0000	6 MAY ST	MCKAY JEAN D		6 MAY ST	ROCHESTER	NH	03867-3401	Ward 2	Ward 6
0125-0164-0000	10 MAY ST	KWOK LAI WA		P O BOX 1443	ROCHESTER	NH	03866-1443	Ward 2	Ward 6
0125-0165-0000	17-19 UPHAM ST	BOUNDS FAMILY TRUST %	BOUNDS ARICKEY R & JULIE W	1267 SNOWFLAKE CT SE	RIO RANCHO	NM	87124-1279	Ward 2	Ward 6
0125-0166-0000	8 MAY ST	O'BRIEN SEAN		P O BOX 1912	ROCHESTER	NH	03866-1912	Ward 2	Ward 6
0125-0167-0000	9-11 UPHAM ST	WONG ALBERT		9 UPHAM ST	ROCHESTER	NH	03867-3010	Ward 2	Ward 6
0125-0168-0000	7 UPHAM ST	COUCH PATRICK H & MICHELLE G		7 UPHAM ST	ROCHESTER	NH	03867-3010	Ward 2	Ward 6
0125-0169-0000	547 COLUMBUS AVE	KENTUCKY FRIED CHICKEN	% KBP INVESTMENTS	10950 GRANDVIEW DR STE 300	OVERLAND PARK	KS	66210-1586	Ward 2	Ward 6
0125-0170-0000	539 COLUMBUS AVE	NICHOLOS MICHAEL S		60 SO MAIN ST	ROCHESTER	NH	03867-2780	Ward 2	Ward 6
0125-0171-0000	531 COLUMBUS AVE	NICHOLS PETER		60 SO MAIN ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0172-0000	22 KNIGHT ST	ISBERG LARRY A		22 KNIGHT ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0173-0000	28 KNIGHT ST	UM 28 KNIGHT STREET LLC	% UNIVERSAL PROPERTY MGMT	750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801-6040	Ward 2	Ward 6
0125-0174-0000	32 KNIGHT ST	GAGNON KEITH A		32 KNIGHT ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0221-0000	68 CHARLES ST	ESDALE ROBERT W III		P O BOX 1216	DOVER	NH	03821-1216	Ward 2	Ward 6
0125-0222-0000	72 CHARLES ST	SIMMONS PEGGY A		72 CHARLES ST	ROCHESTER	NH	03867-3413	Ward 2	Ward 6
0125-0223-0000	74-74A CHARLES ST	74 CHARLES ST CONDO ASSOC	% CHAD & SUZANNE ROBERGE	74 CHARLES ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0223-0001	74 CHARLES ST #1	ROBERGE CHAD T & SUZANNE E		74 CHARLES ST U1	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0223-0002	74 CHARLES ST 2	BERRY CHRISTOPHER		32 SHAKESPEARE RD	ROCHESTER	NH	03839-5433	Ward 2	Ward 6
0125-0223-0003	74 CHARLES ST 3	BERRY CHRISTOPHER R &	SHOST CYNTHIA E	74A CHARLES ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0224-0000	76 CHARLES ST	THERIAULT PAUL R	KUMENEP JANE	76 CHARLES ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0125-0225-0000	1 MAY ST	KAUFMAN VERA &	COUGHLIN RICHARD	1 MAY ST	ROCHESTER	NH	03867-3402	Ward 2	Ward 6
0125-0226-0000	86 CHARLES ST	DIITMANN PETER	% SOL WACHTEL	23 BROOKSIDE CIR	OGUNQUIT	ME	03907-3105	Ward 2	Ward 6

0125-0227-0000	88 CHARLES ST	MEULENBROEK JEFFREY A REV)	TRUST % MEULENBROEK JEFFREY A	16 SULLIVAN FARM DR	ROCHESTER	NH	03868-5721	Ward 2	Ward 6
0125-0228-0000	90-92 CHARLES ST	PENSCO TRUST CO CUSTODIAN	% WALTER M UNGER	1112 PROVINCE RD	STRAFFORD	NH	03884-6590	Ward 2	Ward 6
0125-0229-0000	94 CHARLES ST	NICHOLS STEPHEN & ELISA		P O BOX 702	GREENLAND	NH	03840	Ward 2	Ward 6
0125-0230-0000	96 CHARLES ST	PLOOF MICHAEL & SUSANNA M		31 INDIAN BROOK CIR UNIT 45	ROCHESTER	NH	03839	Ward 2	Ward 6
0125-0231-0000	98 CHARLES ST	98 CHARLES STREET LLC		PO BOX 278	DOVER	NH	03820	Ward 2	Ward 6
0128-0001-0000	100-102 CHARLES ST	KURTENBACH KRAIG C		100 CHARLES ST	ROCHESTER	NH	03867-3416	Ward 2	Ward 6
0128-0002-0000	104 CHARLES ST	ARNDT GAIL D		104 CHARLES ST	ROCHESTER	NH	03867-3416	Ward 2	Ward 6
0128-0003-0000	106 CHARLES ST	WELLS HEATHER	BONGE ERIC	106 CHARLES ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0128-0004-0000	4 BRADLEY CT	FORBES CLAYTON		4 BRADLEY CT	ROCHESTER	NH	03867-3406	Ward 2	Ward 6
0128-0005-0000	6 BRADLEY CT	CAMPBELL MELANIE A		6 BRADLEY CT	ROCHESTER	NH	03867	Ward 2	Ward 6
0128-0006-0000	8 BRADLEY CT	MARINO CRAIG T		8 BRADLEY CT	ROCHESTER	NH	03867-3406	Ward 2	Ward 6
0128-0007-0000	7 BRADLEY CT	ALONZI DEREK		7 BRADLEY CT	ROCHESTER	NH	03867	Ward 2	Ward 6
0128-0008-0000	5 BRADLEY CT	JMC & TLC TRUST %	COLLINS JAKE M & TRACEY L	5 BRADLEY CT	ROCHESTER	NH	03867-3407	Ward 2	Ward 6
0128-0009-0000	108 CHARLES ST	COOK JODI L & ERNEST E JR		108 CHARLES ST	ROCHESTER	NH	03867-3417	Ward 2	Ward 6
0128-0010-0000	110-112 CHARLES ST	KOZLOWSKI KRZYSZTOF S & RENATA		9 ACADEMY ST	ROCHESTER	NH	03867-3015	Ward 2	Ward 6
0128-0011-0000	114 CHARLES ST	PALLAS FAMILY REV TRUST %	PALLAS ROBERT J & JOANNE V	114 CHARLES ST	ROCHESTER	NH	03867-3419	Ward 2	Ward 6
0128-0012-0000	116 CHARLES ST	DELLA GATTA THOMAS J JR		116 B CHARLES ST	ROCHESTER	NH	03867-3419	Ward 2	Ward 6
0128-0013-0000	118 CHARLES ST	SHERWOOD PAUL		118 CHARLES ST	ROCHESTER	NH	03867-3419	Ward 2	Ward 6
0128-0014-0000	120 CHARLES ST	DOWE REGAN C		120 A CHARLES ST	ROCHESTER	NH	03867-3419	Ward 2	Ward 6
0128-0015-0000	122 CHARLES ST	DUTKOWSKI HENRY		122 CHARLES ST UNIT B	ROCHESTER	NH	03867	Ward 2	Ward 6
0128-0016-0000	126 CHARLES ST	CHAFE ROGER L & TRACY A		126 CHARLES ST	ROCHESTER	NH	03867-3419	Ward 2	Ward 6
0128-0017-0000	4 SCOTT ST	ST JEAN LORRAINE G		P O BOX 156	ROCHESTER	NH	03866-0156	Ward 2	Ward 6
0128-0018-0000	2 OSBORNE ST	GOODWIN JAMES F		2 OSBORNE ST	ROCHESTER	NH	03867-3432	Ward 2	Ward 6
0128-0019-0000	597 COLUMBUS AVE	TWO TOP LLC		PO BOX 869	SANBORNVILLE	NH	03872	Ward 2	Ward 6
0128-0020-0000	8 OSBORNE ST	GRANITE STATE RESORTS LLC		327 EMERALD BAY CIR UNIT W7	NAPLES	FL	34110-7630	Ward 2	Ward 6
0128-0021-0000	10 OSBORNE ST	O'BRIEN HARLEY F &	ROWE SARAH	122 WINKLEY FARM LN	ROCHESTER	NH	03867-4274	Ward 2	Ward 6
0128-0022-0000	14 OSBORNE ST	SOIETT KATHERINE LOUISE &	CRICKARD DANA MILLS	14 OSBORNE ST	ROCHESTER	NH	03867-3432	Ward 2	Ward 6
0128-0023-0000	18 OSBORNE ST	GILLESPIE ANDREA L		18 OSBORNE ST	ROCHESTER	NH	03867-3432	Ward 2	Ward 6
0128-0024-0000	20 OSBORNE ST	TAYLOR ARTHUR L		479 TOVAR DRIVE	SAN JOSE	CA	95123-4948	Ward 2	Ward 6
0128-0025-0000	12 IRISH ST	ALLEN PAULYNN B		12 IRISH ST	ROCHESTER	NH	03867-3453	Ward 2	Ward 6
0128-0026-0000	45 HANCOCK ST	BJW ENTERPRISES LLC		150 LOWELL ST	ROCHESTER	NH	03867	Ward 2	Ward 6
0128-0026-0001	31 HANCOCK ST	THIBAUDEAU AARON J & JANA J		31 HANCOCK ST	ROCHESTER	NH	03867-3528	Ward 2	Ward 6
0128-0026-0002	49 HANCOCK ST	KAPNOHORIA ENTERPRISES LLC		49 HANCOCK ST	ROCHESTER	NH	03867-3528	Ward 2	Ward 6
0128-0027-0000	27 HANCOCK ST	IHT LLC	% FENTON GROEN	120 WASHINGTON ST STE 302	ROCHESTER	NH	03839-5517	Ward 2	Ward 6
0128-0028-0000	25 HANCOCK ST	GBOT INC		P O BOX 1956	ROCHESTER	NH	03866-1956	Ward 2	Ward 6
0128-0029-0000	23 HANCOCK ST	GBOT INC		P O BOX 1956	ROCHESTER	NH	03866-1956	Ward 2	Ward 6
0128-0030-0000	9 BLAKE ST	ENMAN DAVID R & LOIS L		9 BLAKE ST	ROCHESTER	NH	03867-3405	Ward 2	Ward 6
0128-0031-0000	7 BLAKE ST	INGRAM WILLIAM & ANNA M		7 BLAKE ST	ROCHESTER	NH	03867-3405	Ward 2	Ward 6
0128-0032-0000	5 BLAKE ST	MYLER GARY P & NITA L		108 ST JAMES AVE	MILTON	NH	03851-4623	Ward 2	Ward 6
0128-0033-0000	1-3 BLAKE ST	ELLIS CHRISTOPHER J		3 BLAKE ST # 1	ROCHESTER	NH	03867	Ward 2	Ward 6
0128-0034-0000	15 HANCOCK ST	BRENNAN SHAWN P		P O BOX 553	ROCHESTER	NH	03866-0553	Ward 2	Ward 6
0128-0035-0000	2 DUBLIN WAY	N & M WENTWORTH PROPERTIES LLC		P O BOX 5	ROCHESTER	NH	03866-0005	Ward 2	Ward 6
0131-0001-0000	716 COLUMBUS AVE	PARTNERS HALEY & RICHARD		724 COLUMBUS AVE	ROCHESTER	NH	03867	Ward 3	Ward 2
0131-0002-0000	724 COLUMBUS AVE	PARTNERS HALEY & RICHARD		724 COLUMBUS AVE	ROCHESTER	NH	03867	Ward 3	Ward 2
0131-0003-0000	736 COLUMBUS AVE	SCHOFIELD THOMAS L		56 MEETINGHOUSE HILL RD	FARMINGTON	NH	03835-4112	Ward 3	Ward 2
0131-0004-0000	742 COLUMBUS AVE	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 3	Ward 2
0131-0005-0000	750 COLUMBUS AVE	26 DERRY ROAD REALTY	HOLDINGS LLC	750 COLUMBUS AVE	ROCHESTER	NH	03867-3925	Ward 3	Ward 2
0132-0036-0000	43 OLD DOVER RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 3	Ward 2
0132-0037-0000	41 OLD DOVER RD	41 OLD DOVER ROAD LLC		41 OLD DOVER RD	ROCHESTER	NH	03867-3445	Ward 3	Ward 2
0132-0038-0000	39 OLD DOVER RD	41 OLD DOVER ROAD LLC		41 OLD DOVER RD	ROCHESTER	NH	03867-3445	Ward 3	Ward 2
0132-0039-0000	25 OLD DOVER RD	SWD PROPERTY MANAGEMENT LLC		P O BOX 716	EXETER	NH	03833-0716	Ward 3	Ward 2
0132-0040-0000	694 COLUMBUS AVE	NORTHEAST CREDIT UNION	% ACCOUNTING DEPT	P O BOX 1240	PORTSMOUTH	NH	03802-1240	Ward 3	Ward 2
0132-0041-0000	1 OLD DOVER RD	HUMORESQUE LLC		P O BOX 4008	PORTSMOUTH	NH	03802-4008	Ward 3	Ward 2
0132-0042-0000	1 OLD DOVER RD	MERCHANT NATL BANK/BANK OF NH		380 WELLINGTON ST 12TH FLOOR	LONDON	ON	N6A 4S4	Ward 3	Ward 2
0132-0043-0000	682 COLUMBUS AVE	HUMORESQUE LLC		P O BOX 4008	PORTSMOUTH	NH	03802	Ward 3	Ward 2
0132-0045-0000	710 COLUMBUS AVE	710 COLUMBUS AVENUE LLC		112 GATES ST	PORTSMOUTH	NH	03801-4608	Ward 3	Ward 2
0136-0069-0000	01-24 PARTRIDGE GREEN WAY	PARTRIDGE GREEN OF NH LLC	% HODGES DEVELOPMENT CORP	201 LOUDON RD	CONCORD	NH	03301	Ward 3	Ward 2
0136-0070-0000	0 BRAMBER II	BRAMBER II CONDO ASSOCIATION	% EVERGREEN MGMT GROUP	17 COMMERCE DR	BEDFORD	NH	03110-7059	Ward 3	Ward 2
0136-0070-0001	1 BRAMBER II	HARRIS BARBARA		1 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0002	2 BRAMBER II	PINAULT BRIAN R		2 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0003	3 BRAMBER II	KURDT KARLEE L & TIMOTHY J		3 BRAMBER DR #3	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0004	4 BRAMBER II	KELLEY PATRICIA V		4 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0005	5 BRAMBER II	KING KRISTIN		5 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0006	6 BRAMBER II	GRUND EILEEN		6 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0007	7 BRAMBER II	MAYRAND EDMOND J III &	ASTRID MAGES	7 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0008	8 BRAMBER II	SPRAGUE DARRELL E JR & JUNE E		8 BRAMBER II	ROCHESTER	NH	03867-4566	Ward 3	Ward 2
0136-0070-0009	9 BRAMBER II	NADEAU STANLEY J		P O BOX 1275	MILTON	NH	03851-1275	Ward 3	Ward 2
0136-0070-0010	10 BRAMBER II	MCCARTEN EDWARD		10 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0011	11 BRAMBER II	KELLY GEORGE		39 SO MAIN ST	ROCHESTER	NH	03867-2755	Ward 3	Ward 2
0136-0070-0012	12 BRAMBER II	SWAIN NANETTE K &	MARCOTTE C G & N P & T B	12 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0013	13 BRAMBER II	LAJOIE LEEANN		13 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0014	14 BRAMBER II	MORGAN DIANNE		14 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0015	15 BRAMBER II	HOBBS CORNELIUS III		15 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0016	16 BRAMBER II	WILLIAMSON BARBARA		16 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0017	17 BRAMBER II	HERNANDEZ ALEXANDER & ASHLEY		17 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0018	18 BRAMBER II	MAZZARI RICHARD		18 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0019	19 BRAMBER II	GULLOTTI MARK S & JULIE JO E		19 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0020	20 BRAMBER II	CHICK STACEY J		20 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0021	21 BRAMBER II	HENDERSON CHRISTOPHER R		21 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0022	22 BRAMBER II	MARTIN SARAH & JUDY		22 BRAMBER DR UNIT 2	ROCHESTER	NH	03867	Ward 3	Ward 2
0136-0070-0023	23 BRAMBER II	YUNIARTI ISRAELA &	PANGEMANAN MICHEL YULIAND	23 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0024	24 BRAMBER II	LOPEZ STEPHEN A &	ALBERT DIANNE M	24 BRAMBER II	ROCHESTER	NH	03867-4567	Ward 3	Ward 2
0136-0070-0025	25 BRAMBER II	GAUDETTE BRITTANY		25 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0026	26 BRAMBER II	GARLAND PAUL A & TONJA D		4 PENNY LN	NEW DURHAM	NH	03855	Ward 3	Ward 2
0136-0070-0027	27 BRAMBER II	FECHNER DARCY A		27 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0028	28 BRAMBER II	MCHUGH ERIC S & JILLIANNE M		28 BRAMBER II	ROCHESTER	NH	03867	Ward 3	Ward 2
0136-0070-0029	29 BRAMBER II	KNIGHTS LARRY D & BEVERLEY C		P O BOX 618	SANBORNVILLE	NH	03872-0618	Ward 3	Ward 2
0136-0070-0030	30 BRAMBER II	PETERS FAMILY LIVING TRUST %	PETERS GEORGE R & JACQUELINE	30 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0031	31 BRAMBER II	MCGARTLAND SEAN P		31 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0032	32 BRAMBER II	STERPKA CHRISTOPHER F &	STERPKA ASHLEY D	32 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0033	33 BRAMBER II	STRONG DANIEL J		33 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0034	34 BRAMBER II	ROBERTS WILLIAM A & TAMMY		34 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0070-0035	35 BRAMBER II	HAMEL MARC	MCKENNEY MICHELLE	35 BRAMBER II	ROCHESTER	NH	03867	Ward 3	Ward 2
0136-0070-0036	36 BRAMBER II	LIBBY WILLIAM R		149 DRY HILL RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0136-0070-0037	37 BRAMBER II	LAM KARLA		131 CHARLES ST	ROCHESTER	NH	03867	Ward 3	Ward 2
0136-0070-0038	38 BRAMBER II	MCENTIRE STEVEN K FAM TRUST %	MCENTIRE STEVEN K TRUSTEE	115 MERRYMEETING RD	NEW DURHAM	NH	03855	Ward 3	Ward 2
0136-0070-0039	39 BRAMBER II	SHACKELFORD REUEL N & DONNA A		39 BRAMBER II	ROCHESTER	NH	03867-4568	Ward 3	Ward 2
0136-0071-0000	63 OLD DOVER RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 3	Ward 2
0136-0072-0000	61 OLD DOVER RD	CHRANE W SCOTT & RAE ANN H		61 OLD DOVER RD	ROCHESTER	NH	03867-3454	Ward 3	Ward 2
0136-0073-0000	59 OLD DOVER RD	GAUTHIER ROBERT D		59 OLD DOVER RD	ROCHESTER	NH	03867-3454	Ward 3	Ward 2
0136-0074-0000	0 OLD DOVER RD	SECRETARY OF VETERANS AFFAIRS		1240 EAST NINTH ST	CLEVELAND	OH	44199	Ward 3	Ward 2
0136-0075-0000	57 OLD DOVER RD	SECRETARY OF VETERANS AFFAIRS		1240 EAST NINTH ST	CLEVELAND	OH	44199	Ward 3	Ward 2
0136-0076-0000	51 OLD DOVER RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 3	Ward 2
0136-0077-0000	45 OLD DOVER RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 3	Ward 2
0137-0001-0000	754 COLUMBUS AVE	JOHNSON JOSEPH L		6 KODIAK CT	ROCHESTER	NH	03868-8626	Ward 3	Ward 2
0137-0002-0000	760 COLUMBUS AVE	NORTHERN UTILITIES INC	% UNITIL ACCOUNTS PAYABLE	6 LIBERTY LANE WEST	HAMPTON	NH	03842-1704	Ward 3	Ward 2
0137-0003-0000	770 COLUMBUS AVE	NORTHERN UTILITIES INC	% UNITIL ACCOUNTS PAYABLE	6 LIBERTY LANE WEST	HAMPTON	NH	03842-1704	Ward 3	Ward 2
0139-0012-0000	107 OLD DOVER RD	BEEBE JESSICA E &	PAQUETTE JENNIFER M	107 OLD DOVER RD	ROCHESTER	NH	03867-4545	Ward 3	Ward 2
0139-0012-0001	8 BIRCH DR	HILSON DAVID J		8 BIRCH DR	ROCHESTER	NH	03867-4605	Ward 3	Ward 2

0139-0013-0000	103 OLD DOVER RD	NORWOOD DANIEL T & IRENE		103 OLD DOVER RD	ROCHESTER	NH	03867-4545	Ward 3	Ward 2
0139-0014-0000	101 OLD DOVER RD	SPOOR BRIAN &	DAVIS LINDA	101 OLD DOVER RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0139-0015-0000	4 BIRCH DR	BARTLETT CAHILL IRREV TRUST %	CAHILL CAROL TRUSTEE	4 BIRCH DR	ROCHESTER	NH	03867-4605	Ward 3	Ward 2
0139-0016-0000	6 BIRCH DR	HALLBERT ANDREW C & JESSICA		6 BIRCH DR	ROCHESTER	NH	03867-4605	Ward 3	Ward 2
0139-0017-0000	12 BIRCH DR	URICH MICHAEL J		12 BIRCH DR	ROCHESTER	NH	03867-4605	Ward 3	Ward 2
0139-0018-0000	11 BIRCH DR	LASSONDE PAUL R & LINDA		11 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0019-0000	0 OLD DOVER RD	LASSONDE PAUL R & LINDA		11 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0020-0000	9 BIRCH DR	TRUSH ANDREW E & BARBARA &	HOWARD ANDREA L	9 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0021-0000	7 BIRCH DR	MERSEREAU JOHN A		7 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0022-0000	5 BIRCH DR	MILLER DAVID A		5 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0023-0000	3 BIRCH DR	RAMIREZ DIAZ JOE & LYNN		3 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0024-0000	1-1/2 BIRCH DR	BARDAN PROPERTIES LLC		P O BOX 404	DOVER	NH	03821-0404	Ward 3	Ward 2
0139-0025-0000	1 BIRCH DR	LABBE DENNIS D & BOBBIE		1 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0139-0026-0000	97-99 OLD DOVER RD	DEMING DAVID K & STEPHANIE W		112 CONCORD RD	LEE	NH	03861	Ward 3	Ward 2
0139-0027-0000	95 OLD DOVER RD	FERULLO LOUIS G & KRISTAN &	FERULLO L DANIEL	95 OLD DOVER RD	ROCHESTER	NH	03867-4564	Ward 3	Ward 2
0139-0028-0000	93 OLD DOVER RD	CANDILIERI JOE		145 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0139-0029-0000	89-91 OLD DOVER RD	CICCOTELLI ANTHONY		2 ASHWOOD CT	ATKINSON	NH	03811	Ward 3	Ward 2
0140-0074-0000	147 OLD DOVER RD	WHITESTONE BLAINE MAXWELL		50 PHEASANT LN	MANCHESTER	NH	03109-5927	Ward 3	Ward 2
0140-0075-0000	145 OLD DOVER RD	CANDILIERI JOSEPH &	FLYNN JACQUELYN	145 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0075-0001	151 OLD DOVER RD	GRAVEL KAREN & DANA		151 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0075-0002	14 SEAVEY BROOK LN	CUTHBERTSON FAM REV TRUST	% CUTHBERTSON RICHARD W &	14 SEAVEY BROOK LN	ROCHESTER	NH	03867-5287	Ward 3	Ward 2
0140-0075-0003	20 SEAVEY BROOK LN	PECK STEPHEN M & NANCY M		20 SEAVEY BROOK LN	ROCHESTER	NH	03867	Ward 3	Ward 2
0140-0075-0004	33 SEAVEY BROOK LN	DIGILIO ANDREA		33 SEAVEY BROOK LN	ROCHESTER	NH	03867-5287	Ward 3	Ward 2
0140-0075-0005	31 SEAVEY BROOK LN	GULLISON BRANDON & JENNIFER		31 SEAVEY BROOK LN	ROCHESTER	NH	03867	Ward 3	Ward 2
0140-0075-0006	27 SEAVEY BROOK LN	BROOKS AARON S &	BROOKS STEFANI NIEMAN	27 SEAVEY BROOK LN	ROCHESTER	NH	03867-5287	Ward 3	Ward 2
0140-0075-0007	21 SEAVEY BROOK LN	CULLEN JOHN R & ERIN A		21 SEAVEY BROOK LN	ROCHESTER	NH	03867-5287	Ward 3	Ward 2
0140-0075-0008	13 SEAVEY BROOK LN	PROVOST DONALD R JR & TAMI J		13 SEAVEY BROOK LN	ROCHESTER	NH	03867-5287	Ward 3	Ward 2
0140-0076-0000	141 OLD DOVER RD	DOONAN JAMES P III &	DOONAN SHANNON L	141 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0077-0000	139 OLD DOVER RD	BARKER EVELEIGH E		139 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0078-0000	137 OLD DOVER RD	MENDONCA WHITNEY BOOTH &	MENDONCA JOSEPH ANTHONY IV	137 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0079-0000	13 ALICE LN	ROBERGE SCOTT R		13 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0001	17 ALICE LN	KENNEY JOHN T & SANDRA J		17 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0002	21 ALICE LN	SHAW THOMAS C & JUDY P		21 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0003	23 ALICE LN	KING JAMES A & CHRISTINE S		23 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0004	27 ALICE LN	SEAWARDS FAMILY LIVING TRUST	% SEAWARDS JAMES R & PENELOPE	27 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0005	29 ALICE LN	AUBIN FAMILY IRREV TRUST	%AUBIN CONRAD & BRENDA TRUSTEE	29 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0006	31 ALICE LN	MAI NGUYEN B & KIM N		31 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0079-0007	12 ALICE LN	BREWSTER ROBERT A & CHRISTINE	H	12 ALICE LN	ROCHESTER	NH	03867-8502	Ward 3	Ward 2
0140-0080-0000	133 OLD DOVER RD	WALSH HEATHER &	PRESTOSZ KEVIN	133 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0081-0000	131 OLD DOVER RD	MACE LISA B		131 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0082-0000	129 OLD DOVER RD	TOWNSEND JASON R		691 COLONIAL DR	PORTSMOUTH	NH	03801-4750	Ward 3	Ward 2
0140-0083-0000	127 OLD DOVER RD	BOLAND TIMOTHY P		127 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0084-0000	125 OLD DOVER RD	COLLINS LAURA		125 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0085-0000	121 OLD DOVER RD	EDWARDS ROBERT & THERESA		121 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0086-0000	117 OLD DOVER RD	YOUNGREN GRACE L REV TRUST &	YOUNGREN JAMES A REV TRUST %	117 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0140-0087-0000	115 OLD DOVER RD	TAYLOR KELLEY D		115 OLD DOVER RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0140-0088-0000	19 BIRCH DR	FILIP MAREK &	WEITZMAN FILIP TERI	19 BIRCH DR	ROCHESTER	NH	03867-4606	Ward 3	Ward 2
0140-0089-0000	15 BIRCH DR	MCKENNA SUSAN V REV TRUST %	PARADIE THERESA B &	15 BIRCH DR	ROCHESTER	NH	03867	Ward 3	Ward 2
0140-0090-0000	109 OLD DOVER RD	LAMBERT DAVID R & BEVERLY J	REVOCABLE LIVING TRUST %	109 OLD DOVER RD	ROCHESTER	NH	03867-4545	Ward 3	Ward 2
0253-0086-0000	50 TEBBETTS RD	OPEN SPACE COMMON OWNERSHIP		NA				0 Ward 3	Ward 2
0253-0086-0001	181 OLD DOVER RD	FLANDERS GARY A & OLGA V		181 OLD DOVER RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0253-0086-0002	183 OLD DOVER RD	BUNGARD NEAL E & DONNA L		183 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0086-0003	185 OLD DOVER RD	THOMAS JASON K		185 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0086-0004	187 OLD DOVER RD	BRIAN REVOCABLE TRUST %	CARROLL BRIAN J TRUSTEE	187 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0086-0005	3 ANGELA LN	DAVIS EDWARD A REV TRUST %	DAVIS EDWARD A TRUSTEE	3 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0006	11 ANGELA LN	MAY ROBERT & MARLENE FAM TRUST%	MAY ROBERT C JR & MARLENE O	11 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0007	17 ANGELA LN	CORSON GEOFFREY A & JOANNE E	LIVING TRUST % CORSON G A &)	17 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0008	25 ANGELA LN	DUBOIS FAMILY REV TRUST %	DUBOIS MICHAEL L & NANCY A	25 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0009	29 ANGELA LN	MANGINI PATRICIA REVOC TRUST %	MANGINI PATRICIA A TRUSTEE	29 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0010	31 ANGELA LN	SIMMERS TRACEY K REV TRUST &	SIMMERS JOHN A REV TRUST %	31 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0011	18 ANGELA LN	DUBOIS DENNIS & PATRICIA		18 ANGELA LN	ROCHESTER	NH	03867	Ward 3	Ward 2
0253-0086-0012	14 ANGELA LN	IDA REALTY TRUST		14 ANGELA LN	ROCHESTER	NH	03867-5251	Ward 3	Ward 2
0253-0086-0013	42 TEBBETTS RD	LABRANCHE COURTNEY & KYLE	WOLF WALTER L	42 TEBBETTS RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0253-0086-0014	36 TEBBETTS RD	MONDOUX GREGORY R &	WENTWORTH REGINA	36 TEBBETTS RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0253-0087-0000	44 TEBBETTS RD	FREE TRADE INC		P O BOX 426	DOVER	NH	03821-0426	Ward 3	Ward 2
0253-0088-0000	177 OLD DOVER RD	COKER RONALD S & MARY JANE		177 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0089-0000	175 OLD DOVER RD	BURKE MARGARET T		175 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0090-0000	173 OLD DOVER RD	JEANSON GREGORY W &	JEANSON MAUREEN ANNE	173 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0091-0000	171 OLD DOVER RD	MCGRATH MATTHEW P & MICHELLE D		171 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0092-0000	167 OLD DOVER RD	BAKER MORGAN		167 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0093-0000	161 OLD DOVER RD	DURKAN RICHARD B JR		161 OLD DOVER RD	ROCHESTER	NH	03867-4546	Ward 3	Ward 2
0253-0093-0001								Ward 3	Ward 2
0253-0093-0002	163 OLD DOVER RD	CROSBY THOMAS J		163 OLD DOVER RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0253-0094-0000	155 OLD DOVER RD	BURROWS CHARLES A		155 OLD DOVER RD	ROCHESTER	NH	03867	Ward 3	Ward 2
0113-0022-0000	6 HILLSDALE RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 6	Ward 5
0113-0023-0000	1 PINK ST	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 6	Ward 5
0113-0024-0000	8 HILLSDALE RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 6	Ward 5
0113-0025-0000	10 HILLSDALE RD	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 6	Ward 5
0116-0156-0000	74 WAKEFIELD ST	EJARQUE FAMILY LLC		78 WAKEFIELD ST	ROCHESTER	NH	03867	Ward 6	Ward 5
0116-0157-0000	78 WAKEFIELD ST	EJARQUE ELIZABETH W REV TRUST	% TRUSTEE	78 WAKEFIELD ST	ROCHESTER	NH	03867	Ward 6	Ward 5
0116-0158-0000	82 WAKEFIELD ST	82 WAKEFIELD ST LLC		82 WAKEFIELD ST	ROCHESTER	NH	03867-1921	Ward 6	Ward 5
0116-0159-0000	84 WAKEFIELD ST	84 WAKEFIELD ST LLC		82 WAKEFIELD ST	ROCHESTER	NH	03867-1921	Ward 6	Ward 5
0116-0160-0000	86 WAKEFIELD ST	MCGILL RAYMOND		86 WAKEFIELD ST	ROCHESTER	NH	03867-1921	Ward 6	Ward 5
0116-0161-0000	90 WAKEFIELD ST	COMMUNITY ACTION PARTNERSHIP	OF STRAFFORD COUNTY	577 CENTRAL AVE STE 10	DOVER	NH	03820-1005	Ward 6	Ward 5
0116-0162-0000	94-1/2 WAKEFIELD ST	JOHNSON MARILYN M REVOCABLE	TRUST % TRUSTEE	94 1/2 WAKEFIELD ST	ROCHESTER	NH	03867-1921	Ward 6	Ward 5
0116-0163-0000	96 WAKEFIELD ST	JOHNSON MARILYN M REVOCABLE	TRUST % TRUSTEE	94 1/2 WAKEFIELD ST	ROCHESTER	NH	03867-1921	Ward 6	Ward 5
0116-0164-0000	98 WAKEFIELD ST	GRAVEL PALMA R REVOC TRUST	% GRAVEL PALMA R TRUSTEE	13 PATTON ST	ROCHESTER	NH	03867-1114	Ward 6	Ward 5
0116-0173-0000	0 DOMINICUS CT	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 6	Ward 5
0116-0173-0000	0 DOMINICUS CT	CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER	NH		0 Ward 6	Ward 5
0121-0361-0000	109 NO MAIN ST	NELSON ERIC D & AMY M		109 NO MAIN ST	ROCHESTER	NH	03867-1924	Ward 6	Ward 5
0121-0362-0000	107 NO MAIN ST	STITCHES ALTERATIONS &	NEEDLEWORKS LLC	7 MADISON AVE	ROCHESTER	NH	03867-1816	Ward 6	Ward 5
0121-0363-0000	105 NO MAIN ST	REYNOLDS CLAYTON L III		118 OAK ST	ROCHESTER	NH	03839	Ward 6	Ward 5
0121-0364-0000	103 NO MAIN ST	HOOP70 LLC		16 ABBOTT ST	ROCHESTER	NH	03868-8417	Ward 6	Ward 5
0121-0365-0000	0 NO MAIN ST	HERVEYS TIRE CO INC		22 UNION ST	ROCHESTER	NH	03867-1911	Ward 6	Ward 5
0121-0366-0000	101 NO MAIN ST	VONGSAY LLC		P O BOX 562	MILTON	NH	03851-0562	Ward 6	Ward 5
0121-0367-0000	95 NO MAIN ST	BERGERON GERARD LAWRENCE REV	TRUST % BERGERON GERARD L	95 NO MAIN ST	ROCHESTER	NH	03867-1924	Ward 6	Ward 5
0121-0368-0000	6 UNION ST	M K REALTY TRUST		P O BOX 1443	ROCHESTER	NH	03866-1443	Ward 6	Ward 5
0121-0368-0001	91 NO MAIN ST	DUNN CHARLES F & WENDI P		91 NO MAIN ST	ROCHESTER	NH	03867	Ward 6	Ward 5
0121-0385-0000	64 WAKEFIELD ST	ROY FAM REV TRUST %	ROY JAMES M & NANCY G TRUSTEES	64 WAKEFIELD ST	ROCHESTER	NH	03867	Ward 6	Ward 5
0121-0386-0000	60-62 WAKEFIELD ST	ROCHSHIRE TRUST % P C HAUGHEY	TRUSTEE	1660 SOLDIERS FIELD RD	BOSTON	MA	02135-1108	Ward 6	Ward 5
0121-0387-0000	0 WAKEFIELD ST	ROCHSHIRE TRUST % PHILLIP	C HAUGHEY TRUSTEE	1660 SOLDIERS FIELD RD	BOSTON	MA	02135-1108	Ward 6	Ward 5
0121-0389-0000	24 UNION ST	HERVEY JANE F REV TRUST	% JANE F HERVEY TRUSTEE	22 UNION ST	ROCHESTER	NH	03867	Ward 6	Ward 5
0121-0390-0000	22 UNION ST	HERVEY JANE F REVOCABLE TRUST	% JANE F HERVEY TRUSTEE	22 UNION ST	ROCHESTER	NH	03867-1911	Ward 6	Ward 5
0121-0391-0000	16 UNION ST	HERVEY JANE F REVOCABLE	TRUST % JANE F HERVEY TRUSTEE	22 UNION ST	ROCHESTER	NH	03867	Ward 6	Ward 5
0121-0392-0000	14 UNION ST	REDMOND CHRISTOPHER		14 UNION ST	ROCHESTER	NH	03867-3009	Ward 6	Ward 5
0121-0393-0000	12 UNION ST	CHENG KAM CHU		P O BOX 1443	ROCHESTER	NH	03866-1443	Ward 6	Ward 5

*Intentionally
left blank...*

City Clerk's Office

Resolution Granting Community Revitalization Tax Relief to the Properties Located at 45 and 55 North Main Street and 8 Barker Court Under the Provisions of RSA 79-E in Connection with a Proposed Rehabilitation Project

Be it Resolved by the Mayor and City Council of the City of Rochester, as follows:

Whereas, in an effort to stimulate local economic development and enhance City downtowns and Town centers, the New Hampshire Legislature has enacted RSA Chapter 79-E, entitled “Community Revitalization Tax Relief Incentive”; and

Whereas, the City of Rochester adopted the provisions of such Community Revitalization Tax Relief Incentive Program pursuant to RSA Chapter 79-E by Resolution of the City Council on October 7, 2008; and

Whereas, the Lilac City Development, LLC, owner of the so-called 45 and 55 North Main Street and 8 Barker Court in downtown Rochester, is desirous of making use of the benefits of RSA Chapter 79-E and it has, therefore, proposed a substantial rehabilitation project with respect to the structures located upon the so-called 45 and 55 North Main Street and 8 Barker Court; and

Whereas, RSA Chapter 79-E requires that the governing body of the City of Rochester make certain findings and determinations with regard to a proposed substantial rehabilitation project in order for the structure to qualify for the RSA Chapter 79-E Community Revitalization Tax Relief Incentive;

Now, Therefore, the Mayor and City Council of the City of Rochester, by adoption of this resolution, hereby make the following findings and determinations with respect to the proposed substantial rehabilitation proposal for the so-called 45 and 55 North Main Street and 8 Barker Court properties contemplated by the owner’s Community Revitalization Tax Relief Application dated September 29, 2021, to wit:

(1) Any tax relief under the provisions of RSA Chapter 79-E or this resolution that is to be accorded with respect to the so-called 45 and 55 North Main Street and 8 Barker Court properties project shall be accorded only after the property owner grants to the City a covenant pursuant to the provisions of RSA 79-E:8 ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and in accordance with the requirements of RSA 79-E:8; and

(2) The Mayor and City Council find public benefits under RSA 79-E:7 in the proposed revitalization project proposed with respect to the so-called 45 and 55 North Main Street and 8 Barker Court properties project; and

(3) The proposed substantial rehabilitation project with respect to the aforesaid 45 and 55 North Main Street and 8 Barker Court Main Street properties provides the following public benefits to downtown Rochester:

- I. It enhances the economic vitality of the downtown;
- II. It enhances and improves a structure that is culturally and historically important on a local level, within the context of the City's Historic District and the City center in which the building is located;
- III. It promotes development of downtown Rochester, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B;

(4) The specific public benefit is preserved through a covenant under RSA 79-E:8 if the project is implemented consistent with (a) the aforementioned application; (b) compliance with the recommendation to the City Council approved by the Community Development Committee on October 18, 2021 (c) the terms of this resolution; and (d) any other applicable requirements of Chapter 79-E; and

(5) The Mayor and City Council find that the proposed use is consistent with the City's Master Plan and development regulations.

Furthermore, as a result of making such determinations and findings, and subject to the owner's compliance therewith, and with the provisions of RSA Chapter 79-E, the Mayor and City Council hereby grant the requested tax relief for a period of seven (7) years beginning with the completion of the substantial rehabilitation of the structure upon the so-called 45 and 55 North Main Street and 8 Barker Court properties.



BARKER CT.

10/28/2021

400

0.02 AcC

378

0.07 AcC

24'S

FACTORY CT.

371

0.16
AcC

372

0.13
AcC

373

0.06 AcC

374

0.33 AcC

104.8'

68.27'

98.65'

84.53'

24.41'

26.23'

13.4'

36.37'

19.94'

41.45'

41.8'

23'

100.7'

90.4'

34.1'

5.1'

7.4'

52.5'

31'

22.95'

42.95'

20.5'

100.2'

100'

23'

126.1'

125.21'

54.7'

53.1'

131.65'

37'

69.32'

64'S

44.1'

41.5'

14

Page 129 of 189

5

AcC

15.006

6



10/28/2021

City of Rochester Formal Council Meeting

AGENDA BILL

NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.

AGENDA SUBJECT

COUNCIL ACTION ITEM <input type="checkbox"/> INFORMATION ONLY <input type="checkbox"/>	FUNDING REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/> * IF YES ATTACH A FUNDING RESOLUTION FORM
RESOLUTION REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/>	FUNDING RESOLUTION FORM? YES <input type="checkbox"/> NO <input type="checkbox"/>

AGENDA DATE		
DEPT. HEAD SIGNATURE		
DATE SUBMITTED		
ATTACHMENTS YES <input type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	

COMMITTEE SIGN-OFF

COMMITTEE	
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	

LEGAL AUTHORITY

--

SUMMARY STATEMENT

RECOMMENDED ACTION

45-55 North Main Street; RSA-79:E Application Summary

Applicant: Greg and Paul Grant, Lilac City Development, LLC

Eligible years: 7

Project: Tear down of existing structures and the rebuild a six-story building on the lots located at 45 No Main Street, 55 North Main Street and 8 Barker Court. 8 Barker Court is an adjacent small lot that is part of 55 North Main. All lots will be combined into a single lot. The first floor on North Main Street will have all commercial units, the rear of the building will be reserved for parking. Upper floors will have 45 market-rate, residential units consisting of 1 and 2 bedrooms.

Exterior Changes: See attached plans. The demolition and construction has been approved by the Historic District Commission.

RSA 79-E is a temporary tax relief incentive for property owners who want to make a substantial investment in rehabilitation in a historic district, downtown or village center. The tax relief if granted would consist of a finite period of time during which the property tax on the structure would not increase as a result of a substantial rehabilitation. In exchange for the relief, the property owner grants a covenant ensuring there is public benefit to the rehabilitation.

Qualifications:

1. A qualifying property must provide a public benefit. Public benefits could be restoring a historic building, promoting downtown development, increasing downtown housing, or increasing the economic vitality of downtown. 45-55 North Main meets all of these criteria.
2. A qualifying project must have rehabilitation costs of at least 15% of the pre-rehabilitated assessed value, or costs of \$75,000 whichever is less. 45-55 North Main exceeds both of these baselines. Total estimated costs of the project are \$11,750,000, which is approximately an increase of 3271% of the pre-assessed value.



10/28/2021

City of Rochester, New Hampshire

Division of Community Development

31 Wakefield Street, Rochester NH 03867

(603) 335-7522 www.thinkrochester.biz

Review Form: For RSA 79e Community Revitalization Tax Relief Incentive

Building Name (if any): <u>Chesley Building and 55 North Main Street</u> Building Address: <u>45 and 55 North Main Street and 8 Barker Court</u> Owner Name(s): <u>Lilac City Development, LLC</u> Owner Address(es): <u>50 Terminal Street, Suite 716, Charlestown, MA 02129</u>	Map# <u>0121</u> Lots# <u>0373; 0372; 0400</u> Zoning: <u>DTC</u> Overlay District: <u>Special Downtown</u> Year Built: <u>45 No Main – 1880; 55 No Main - 1915</u> Square Footage of Building <u>45 No Main – 6,192; 55 No Main – 12,750</u>
Contact Name: <u>Greg Grant</u> Phone # <u>617-233-1305</u> Email address: <u>gppropertiesgp@gmail.com</u>	Applicant Name(s) (if different from owner): _____ Applicant Address: _____ Phone # _____ Email address: _____
	Application Fee Paid: <u> x </u> Yes <u> </u> No
Existing Uses (describe number of units by type and size) <u>Vacant and 1 two story commercial building</u> Is there a change of use associated with this project? <u> </u> Yes <u> x </u> No If so, please describe: <u>From commercial and vacant to a six-story building with commercial and parking on the first story and residential above</u>	Is the building eligible or listed on the State or National Register of Historic Places or located in a Local, State, or Federal Historic District? Yes: <u>Both</u> No <u> </u> Provide historic district name: <u>The Chesley Building and 55 North Main Street</u>
Will the project include rehabilitation of residential units? <u> </u> Yes <u> </u> No <u> x </u> If yes, how many: _____ If yes, please describe: <u>There are no existing residential units.</u>	Will the project involve affordable residential units? <u> </u> Yes <u> x </u> No If yes, please describe: <u>Portsmouth-Rochester, NH 60% RENT LIMIT</u> <u>EFFIC. \$925/ 1 BR \$991/ 2 BR \$1,189</u> <u>NHHFA RENTS EFFECTIVE DATE: 5/1/2014</u> <u>Rental rates are below the above maximums.</u>
<u>Other Review & Comment (if necessary)</u> Historic District Review: <u>9/1/21 and 9/15/21</u> Special Downtown Review: _____ Minor Site Review: _____ Planning Board Review: <u>Scheduled 11/1/21</u> Zoning Board of Adjustment: _____ Tax Assessor: <u>To be scheduled after approval of 79E</u>	<u>Section 79:E-4</u> Application Date: <u> 9/29/21 </u> Complete: Y/N Staff Review: _____ Community Development Committee: <u> 10/15/21 </u> Post Public Hearing: <u>no later than 10/9/21</u> Public Hearing Date: <u> 10/19/21 </u> *Required within 60 days of receipt of application City Council: <u> 10/5/21 and 11/3/21 </u> *Required within 45 days of Public Hearing

Does this application meet the appropriate tests?

Is it a qualifying structure located in a designated downtown zone? ☒ Yes ☐ No

Pre-rehabilitation assessed value (from most recent City Assessment): \$ 359,200

Total estimated cost of rehabilitation (from application): \$11,750.000

Percentage of rehabilitation costs to assessment valuation: 3,271 %

Does the estimated cost of rehabilitation exceed 15% of pre-rehabilitation assessed valuation, or \$75,000, whichever is lower? YES ☒ NO ☐

Is there public benefit? Must satisfy at least 1 of the conditions below. (Section 79-E:7)

- ☒ It enhances the economic vitality of the Downtown District.
- ☒ It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district.
- ☒ It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community.
- ☒ It increases residential housing in urban or town centers.
- ☒ In a Local, State, or Federal Historic District?

Are other funding programs being applied to this project? ☐ Yes ☒ No

Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

ELIGIBILITY: Yes ☒ No ☐

1) Substantial Rehabilitation Tax Relief Incentive (Up to 5 Years)

5

2) Additional Tax Relief Incentive for New Residential Units (Up to 2 Years)

2

3) Additional Tax Relief Incentive for Affordable Housing (Up to 4 Years)

4) Additional Tax Relief for rehabilitation of historic places* (Up to 4 Years)

* Rehabilitation in accordance with the in accordance with Secretary of Interior's Standards for Rehabilitation.

7
(Total)

Name & Title: Jenn Marsh, Assistant Director of Economic Development

Date: September 29, 2021

City Council Review/Decision

Public Hearing Posting: _____ Public Hearing Date: _____

City Council Meeting Date: _____

Does the City Council agree with findings of at least one Public Benefit?

- ☐ Enhances economic vitality of the village ____Yes____No
- ☐ Enhances and improves a culturally or historically important structure? ____Yes____No
- ☐ Promotes development of the downtown, providing for efficiency, safety, and greater sense of community? ____Yes____No
- ☐ Increases residential housing units in downtown? ____Yes____No

The Application was:	() GRANTED () DENIED
Substantial Rehabilitation Tax Relief Incentive granted for (up to 5 years beginning with completion of rehab)	Years
Tax Relief Incentive for New Residential Units granted for (up to an additional 2 years, 4 years if affordable housing)	Years
Tax Relief Incentive for Rehabilitation of Historic Places in accordance with the U.S. Secretary of Interiors Standards for Rehabilitation for (up to additional 4 years)	Years
Total	Years

IF DENIED, REASON(S) FOR DENIAL

Number of Yea: _____ Number of Nay: _____

Follow Up Letters Sent to:

- ☐ Applicant/Owner
- ☐ Assessing Department
- ☐ Economic Development
- ☐ Planning Department
- ☐ City Manager's Office
- ☐ Finance Department

COVENANTS

Completed By: _____ Date: _____

Filed at Strafford County: _____ Date: _____

Copies to:

- ☐ Assessing Dept
- ☐ Finance Dept
- ☐ In File

The Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places.

- 1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project, shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Comments from Historic District Commission:

Name & Title: _____

Meeting Date: _____



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

Please respond to our Exeter office

September 24, 2021

Michael Scala, Director of Economic Development
City of Rochester
Division of Community & Economic Development
31 Wakefield St.
Rochester, NH 03867

Re: 79-E Application for Tax Credit for 55 North Main Street, 45 North Main Street and 8
Barker Street, Rochester, New Hampshire

Dear Mr. Scala:

Enclosed please find the request of Lilac City Development, LLC, applicant and/or owner of the above referenced properties to receive tax credit pursuant to RSA 79-E for the revitalization of the property. As presented in the enclosed material, we believe that the building which is proposed to be constructed on the site, and with an estimated cost of \$11,750,000, will provide a substantial and tangible series of public benefits to the community and that these benefits address all of the criteria set forth in the statute to verify eligibility for a tax credit. Due to the nature of the benefits to be provided in revitalizing the downtown, and due to the fact that market rate residential units will be provided as part of the project, Lilac City Development, LLC believes that it is eligible to receive tax credit for the project for seven years.

We look forward, after the completion of an internal staff review of the application, to present the application to you and the City Council in a public hearing and to answer any questions which the public may have. We ask that a public hearing be scheduled on this matter on October 19, 2021.

If you have any immediate questions about this application, please feel free to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers, Esq.
Ssomers@dtclawyers.com

SCS/jlh
Enclosures

cc: Clients

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

10/28/2021



CELEBRATING OVER 85 YEARS OF SERVICE TO OUR CLIENTS
Please Respond to the Exeter Office

September 29, 2021

VIA E-MAIL AND FIRST CLASS MAIL

Michael Scala, Director of Economic Development
City of Rochester
Division of Community & Economic Development
31 Wakefield St.
Rochester, NH 03867

Re: 79-E Application for 45 N. Main St., 55 N. Main St. and 8 Barker St.

Dear Mr. Scala :

This supplements the draft application submitted to your office last week. The attached documents include the signed authorization from Lilac City Development, LLC, a revision to the anticipated start and completion date, the architectural plans which have been approved by the HDC, and the HDC minutes signifying approval of the application. The pre-rehabilitation value of these properties is \$359,200.00. The estimated cost of construction is \$11,750,000.00, which is well in excess of 15% of the pre-rehabilitation value and/or \$75,000.00. My understanding is that the Planning Board application is forthcoming, but I have no further information to submit at this time. With regard to the inquiry about historic photos, the applicant has none, but the City has a virtual map showing various properties and which may include the subject buildings, which of course, are due to be demolished. Finally, with regard to construction estimates, our estimated costs are based on similar projects which the applicant has been involved with in the past. At this point however, because we have not selected a contractor, we have no additional information regarding construction estimates.

Please advise if you have any other questions. If not, we ask that this proceed for further internal review and for a public hearing before the City Council on October 19, 2021.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers, Esq.
ssomers@dtclawyers.com

SCS:gsh
Enclosures
cc: Lilac City Development, LLC

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
BRENDAN A. O'DONNELL
ELAINE L. HOEPPNER
WILLIAM K. WARREN

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN



10/28/2021

City of Rochester, New Hampshire

Division of Community & Economic Development

31 Wakefield Street, Rochester NH 03867

Application Revised August 15, 2019 Community Revitalization Tax Relief (per RSA 79E)

City of Rochester, New Hampshire

Application must be accompanied by \$150 application fee payable to "City of Rochester"

Date of Preparation: _____

Property information

Property address/location: 55 North Main Street, 45 North Main Street, 8 Barker Street

Name of building (if any): 55 North Main Street and The Chesley Building

Tax map & lot #: See Attachment B Year built: #: See Attachment B

Square Footage: #: See Attachment B Condition: #: See Attachment B

Zoning: #: See Attachment B Vacant, how long: #: See Attachment B

Is this structure eligible or listed on the State or National Register of Historic Places, or located in a local, state or federal Historic District? Yes ☒ No ☐ (City Parcel)

Name of District: Downtown Commercial

Existing Uses: Describe the units by type and size, how many floors:

55 North Main Street is a one story building and 8 Barker Street are vacant properties owned by the City of Rochester. 45 North Main Street is a two-story building containing a vacant restaurant.

Change of Use? Yes. Demolition of existing structures and construction of building containing commercial retail on 1st floor and residential on five upper floors.

Property Owner

Name (include name of individual):

Company: City of Rochester, Lilac City Development, LLC

Mailing address: 31 Wakefield Street (City),

50 Terminal St., Suite 716, Charlestown, MA 02129

Telephone #: 617-233-1305 (Greg Grant) Email: gppropertiesgp@gmail.com

Applicant or Agent Contact:

Name (include name of individual): Sharon C. Somers, Esq.

Company: DTC Lawyers

Mailing address: 16 Acadia Lane, Exeter, NH 03833

Telephone #: 603-778-0686 Email: ssomers@dtclawyers.com

EXHIBIT**Proposed Project Information**

Name of Architect (if known): Market Square Architects

Name of Licensed Contractor (if known): Unknown at this time

Will the project include rehabilitation of residential units? No ☐ If yes, how many ☐

Are the residential units defined as "affordable"? Yes ☐ No ☐ N/A ☒

(The current affordable rents in the City of Rochester are available at www.NHHFA.org)

Describe the commercial space, square footage, uses and conditions: _____

See attached architectural plans

Please describe in detail the public benefits associated with this project? You may attach pages to the application for this and the following question. (RSA 79-E:7)

See Attachment A

Explain the project in your own words:

The project will consist of new construction replacing the existing buildings. The first floor will contain residential parking, and at the street entrance, approximately 2,308 sq. ft. of commercial space. The upper five floors will contain 45 residential apartments units, with nine units on each floor.

Pre-Rehabilitation Ad Velorum Tax Valuation \$ See attached tax cards

Please obtain a Property Record Card from the Rochester Assessing Department, and include a copy with the application.

Does the estimated cost of rehabilitation exceed 15% of pre-rehabilitation valuation, or

\$75,000, whichever is lower? YES ☒ (both buildings will be demolished)

NO ☐ % ☐

Note: This program is available for projects where the rehabilitation cost equals or exceeds 15% of the pre-rehabilitation assessed valuation or \$75,000, whichever is lower. If your project does not meet this standard, it is not eligible for Tax Relief under RSA 79e.

Project costs

Describe work that will constitute the substantial rehabilitation and estimated/projected costs.

Historic Restoration: _____	Cost: \$ _____
Sustainability/Efficiency: _____	Cost: \$300,000.00
Interior Alterations: _____	Cost: \$2.8 million
Exterior Alterations: _____	Cost: \$850,000.00
Structural: _____	Cost: \$3.5 million
Electrical: _____	Cost: \$700,000.00
Plumbing: _____	Cost: \$1.2 million
Mechanical: _____	Cost: \$1.3 million
Safety/Fire Protection: _____	Cost: \$850,000.00
Other: Demolition	Cost: \$250,000.00

Expected construction dates. Start: November 4, 2021; Finish: March 31, 2024

Total project cost: \$ 11,750,000.00

Please attach written estimates whenever possible.

Will any state or federal grants or funds be used in this project? Yes _____ No X _____

If yes, please provide information in detail on an additional sheet.

Note: *The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.*

Other Approvals and Information

Please include the scheduled date of review or attach the **Notice of Decision** as appropriate:

Project Narrative or Letter of Intent to Planning: _____ Date: _____

Historic District Review: See attached minutes of HDC meetings held September 1 and

September 15, 2021 _____ Date: _____

(Required only if replacing a qualified structure)

Other (please specify): _____ Date: _____

Application Checklist

(Applications are not complete, and review will not be scheduled, until all supporting items are delivered)

- ☒ Completed Application form with signatures.
- ☒ Application Fee made payable to City of Rochester
- ☐ Documentation and photos of Historic Information
- ☒ Copy of Property Record Card
- ☒ Description of Public Benefit
- ☒ Site plans, diagrams, elevations associated with the Project
- ☐ Cost Estimates associated with the Project
- ☐ Documentation of State or Federal Funds (None)
- ☐ Notice of Decision for Other Reviews
- ☒ Request for Tax Relief

Request for Community Revitalization Tax Relief

☒ Substantial Rehabilitation Tax Relief Incentive (Up to 5 Years)

☒ Additional Tax Relief Incentive for New Residential Units (Up to 2 Years)

☐ Additional Tax Relief Incentive for Affordable Housing (Up to 4 Years)

☐ Additional Tax Relief for rehabilitation of historic places* (Up to 4 Years)

** Rehabilitation in accordance with the in accordance with Secretary of Interior's Standards for Rehabilitation.*

Please explain your request for the above tax relief categories. You may attach an additional sheet.

The basis for the request for relief is based on the public benefit discussion which is attached.

Submission of Application

This application must be signed by the property owner. Please submit an electronic version and /or a complete package of information to:

Rochester Community & Economic Development
Mail: 31 Wakefield St, Rochester, NH 03867
michael.scala@rochesternh.net

A \$150.00 application fee (payable to "City of Rochester") must be submitted in order for this application to be considered complete. Please follow up at 603-335-7522 to insure all information and payments have been received.

I (we) hereby submit this application under the Community Revitalization Tax Relief Incentive Statute (NH RSA 79-E) and attest that to the best of my (our) knowledge all of the information herein and in the accompanying materials is true and accurate. I (we) have reviewed the statute and understand that: a) there will be a public review process and public hearing to evaluate the merits of this application; b) I (we) will need to enter into a covenant with the City; and c) I (we) may be required to pay reasonable expenses associated with the creation and recording of the covenant to the Strafford County Registry of Deeds.

Signature of property owner (1): ☐ See Attached Authorization

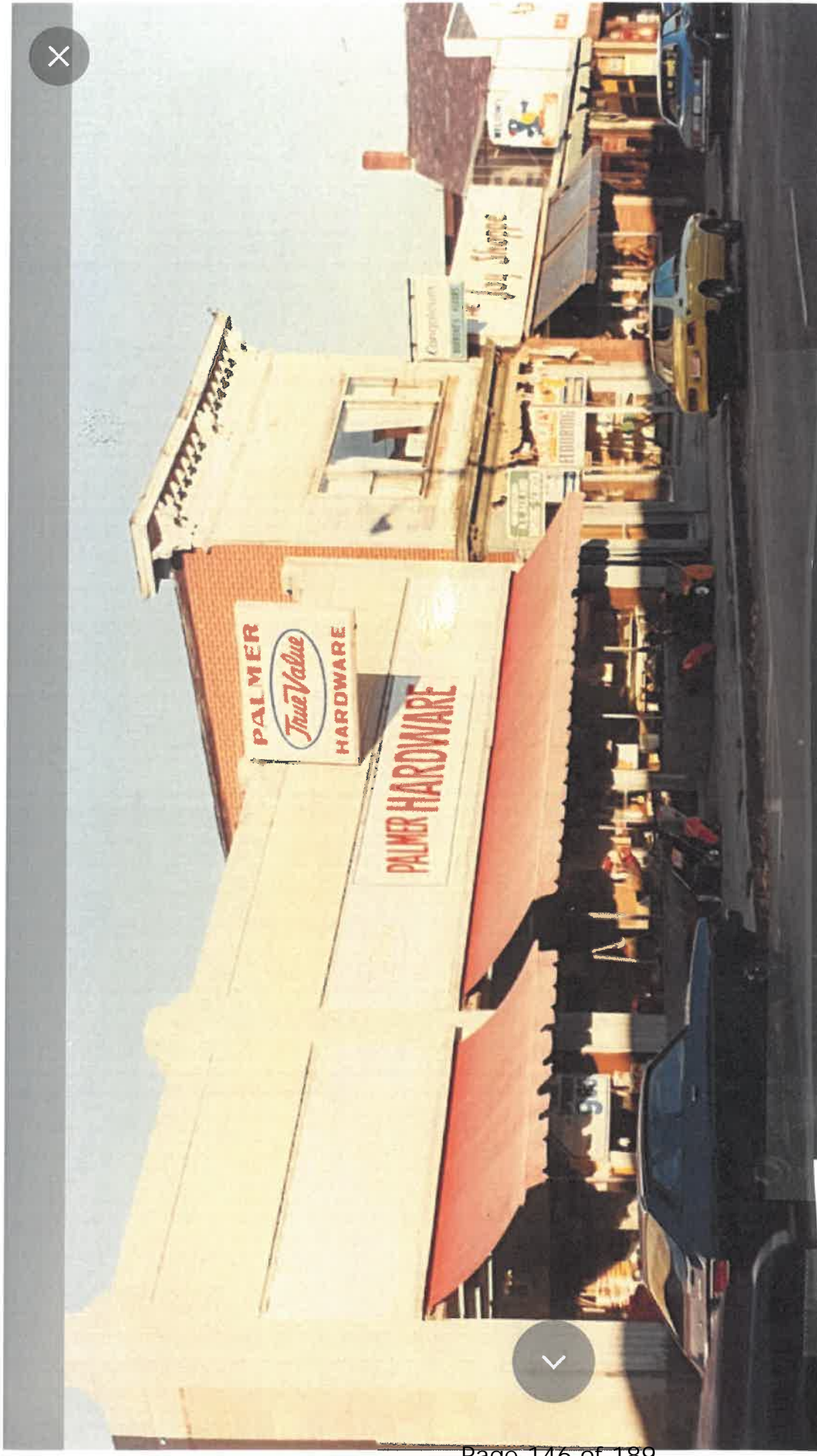
Printed Name: *Sharon Cuddy Somers*

Date: September 29, 2021

Signature of property owner (2): ☐ See Attached Authorization

Printed Name: *Sharon Cuddy Somers*

Date: September 29, 2021



First National Grocery/Palmer's Hardware/Hoffman Furniture

Palmer's Hardware represents a significant addition to the Rochester streetscape during the 1930's. The choice of sculptured concrete in the Art Deco style, which was popular in the major cities during this period, reflects Rochester's self image as a metropolis. It is the only art deco building in the district, adding to the architectural diversity of the building stock.

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description						
Model	94	Commercial	Half Bath Ratin	A	SAME						
Style	C37	RETAIL STORE	Extra Fixture(s)	0							
Grade	C	Average	Extra Fix Rating								
Stories	1										
Units											
Residential Unit	0										
Comm Units	1.00										
Wall Height	12.00										
Exterior Wall 1	21	CONC BLOCK									
Exterior Wall 2											
2nd Ext Wall %	0										
Roof Structure	04	FLAT									
Roof Cover	04	TAR+GRAVEL									
Interior Wall 1	06	AVERAGE									
Interior Wall 2											
Interior Floor 1	08	AVERAGE									
Interior Floor 2											
Basement Floor	12	CONCRETE									
% Heated	100.00										
Heat Fuel	01	OIL									
Heat Type	07	SPACE HTRS									
2nd Heat Type											
2nd % Heated	0.00										
# Heat Systems	1.00										
AC Percent	0.00										
Bedrooms											
Full Bath(s)	0										
Bath Rating	A	SAME									
3/4 Bath(s)	0										
Half Bath(s)											
Half Bath Ratin	1										
	A	SAME									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
								</			

VISION ID

281

Account #

281

CITY OF ROCHESTER

31 WAKEFIELD ST

ROCHESTER NH 03867-1916

CITY OF ROCHESTER

ROCHESTER, NH

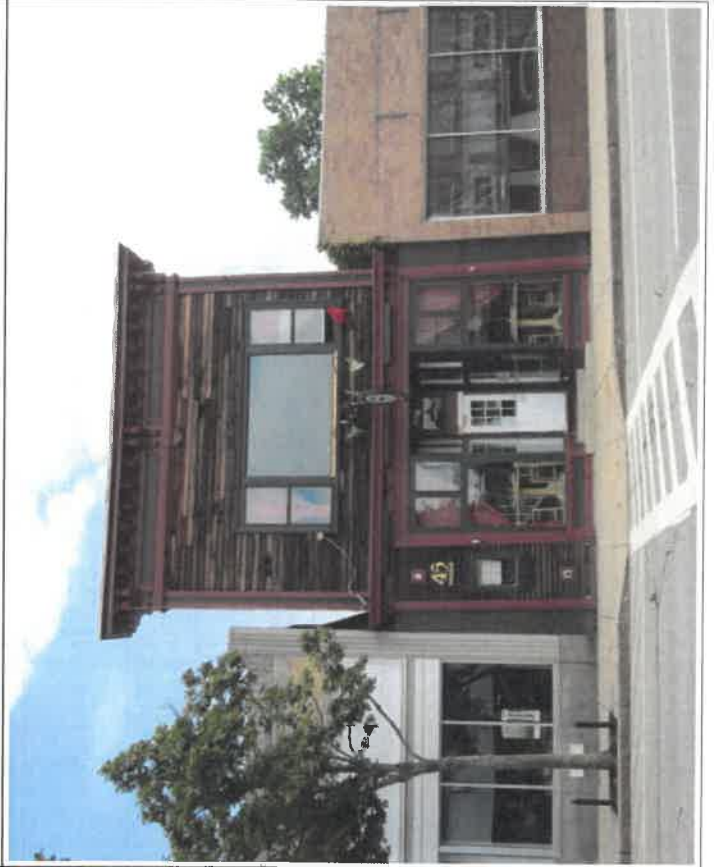
2310

VISION

1072208

2021

CURRENT ASSESSMENT									
CURRENT OWNER		TOPO	UTILITIES		STRT / ROAD	LOCATION		CURRENT ASSESSMENT	
CITY OF ROCHESTER		0	LEVEL	0	CITY WATER	0	GAS	D	DOWNTOWN
		0		0	CITY SEWER	0	PAVED		
		0		0	CITY WTR PB	0	MEDIUM		
SUPPLEMENTAL DATA									
Parcel ID		0121-0372-0000		User Field		User Field		User Field	
User Field		0.9277		User Field		User Field		User Field	
User Field				User Field		User Field		User Field	
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[illegible]

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
LILAC CITY DEVELOPMENT LLC 150 TERMINAL ST SUITE 716 CHARLESTOWN MA 02129 VISION				0 LEVEL		0 CITY WATER 0 CITY SEWER 0 GAS		0 CITY WTR PB 0 PAVED 0 HEAVY		D DOWNTOWN		Description		LUC Co	Appraised	Prior Assessed			
												BLDG LAND		326	146,000	146,000			
														326	27,000	27,000			
SUPPLEMENTAL DATA																			
Parcel ID 0121-0373-0000				User Field										173,000		173,000			
User Field 0.9779				User Field															
User Field				User Field															
User Field				Parcel Fin		3712.00000													
User Field				User Acco		27317													
GIS ID 0121-0373-0000				Assoc Pid#										173,000		173,000			
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LILAC CITY DEVELOPMENT LLC EJARQUE ANTHONY W CORMIER ROLAND & BEVERLY MCDUFFEE STEVEN C & KRISTIE J PHILBRICK DANIEL J				4953	607	09-13-2021	Q	I	337,533	02	Year	LUC C	Prior Assesse	Year	LUC C	Prior Assesse			
				2507	85	05-09-2002	Q	I	130,000	02	2020	326	146,000	2020	326	146,000			
				2415	591	11-28-2001	U	I	4,000	38		326	27,000		326	27,000			
				1350	290	10-23-1987	U	I	135,000	99									
				1339	8	08-19-1987	U	I	0	99									
Total				0.00						Total		173,000		173,000		173,000			
EXEMPTIONS				OTHER ASSESSMENTS															
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total				0.00															
ASSESSING NEIGHBORHOOD																			
Nbhd	Nbhd Name	B	Class	State Class															
3003	COMMERCIAL DOWNTOWN																		
NOTES																			
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Price	Insp Date	% Comp	Date Comp	Notes	Date	Id	Type	Is	Cd	Purpost/Result					
B-20-259	05-15-2020	07	EXT RENOV	500	02-05-2021	100		repair of rear exterior covered	09-15-2021	TL			13	DEED CHANGE					
E-19-346	08-13-2019	27	ELECTRIC	75	02-21-2020	100		bond gas pipe;	02-21-2020	DF			11	NO INSP					
12776	01-28-2016	31	PLUMBING	500	09-30-2016	100			09-30-2016	NM			02	EXT ONLY					
	09-18-2015	32	SIGN	500	09-29-2016	100			09-29-2016	NM			02	EXT ONLY					
11411	08-13-2015	14	INT RENOV	4,500	09-29-2016	100			09-29-2016	NM			02	EXT ONLY					
10529	05-19-2015	42	FIRE PROTEC	3,500	09-29-2016	100			09-29-2016	NM			02	EXT ONLY					
6099	09-06-2013	31	PLUMBING	250	01-30-2014	100			11-05-2015	VS			17	OWN ADD CHG					
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Price	Land Value			
1	3260	RESTAURANTS			PRIMARY	0.060 AC	90,000	5.00000	0	1.00	3003	1.000		0	450,000	27,000			
Total Card Land Units				0.06 AC		Parcel Total Land Area: 0.06				Total Land Value		27,000							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Model 00		Vacant	Half Bath Rati									
Style 99		Vacant Land	Extra Fixture(s)									
Grade			Extra Fix Ratin									
Stories												
Units												
Residential Unit												
Comm Units												
Exterior Wall 1												
Exterior Wall 2												
2nd Ext Wall %												
Roof Structure												
Roof Cover												
Interior Wall 1												
Interior Wall 2												
2nd Int Wall %												
Interior Floor 1												
Interior Floor 2												
Basement Floor												
% Heated												
Heat Fuel												
Heat Type												
2nd Heat Type												
2nd % Heated												
# Heat Systems												
AC Percent												
Bedrooms												
Full Bath(s)												
Bath Rating												
3/4 Bath(s)												
3/4 Bath Rating												
Half Bath(s)												
Half Bath Ratin												
Extra Fixture(s)												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
PA	PAVING ASPH	L	1	1	500	C	AV	1986	50	2.57	1.00	600
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
Ttl Gross Liv / Lease Area 0 0 0 0 0 0 0												

Attachment A to 79-E Application

Public Benefits Provided by Project

1. The project will enhance the economic vitality of the designated area:

This innovative infill development project will substantially enhance the economic vitality of the North Main Street of the Rochester downtown area. It will merge two properties in the heart of the downtown and construct on the site a high quality building which will contain a ground floor restaurant and five upper stories which will contain market rate apartment units. In addition to the economic vitality which will naturally result from a new restaurant and new market rate residential space in the heart of downtown, the project will also act as an example for others to choose downtown Rochester for similar development of commercial and/or residential opportunities. Attracting new development is a specific goal set out in the 2019 Downtown Market Plan, and this project will hopefully be one of several new development projects.

2. The project promotes the development of municipal centers, providing for efficiency, safety and a greater sense of community, consistent with RSA 9-B.

By creating market rate housing in the downtown, and offering food service in the same building, with additional services nearby, this project will act to stimulate a sense of community for those who do not wish to commute to Rochester to work in existing or newly created business ventures in Rochester. Instead, this project will provide an opportunity for people who wish to live and work in Rochester. It will also provide for efficiency and safety in that it encourages “staying in place “in the downtown for living, eating and recreational purposes.

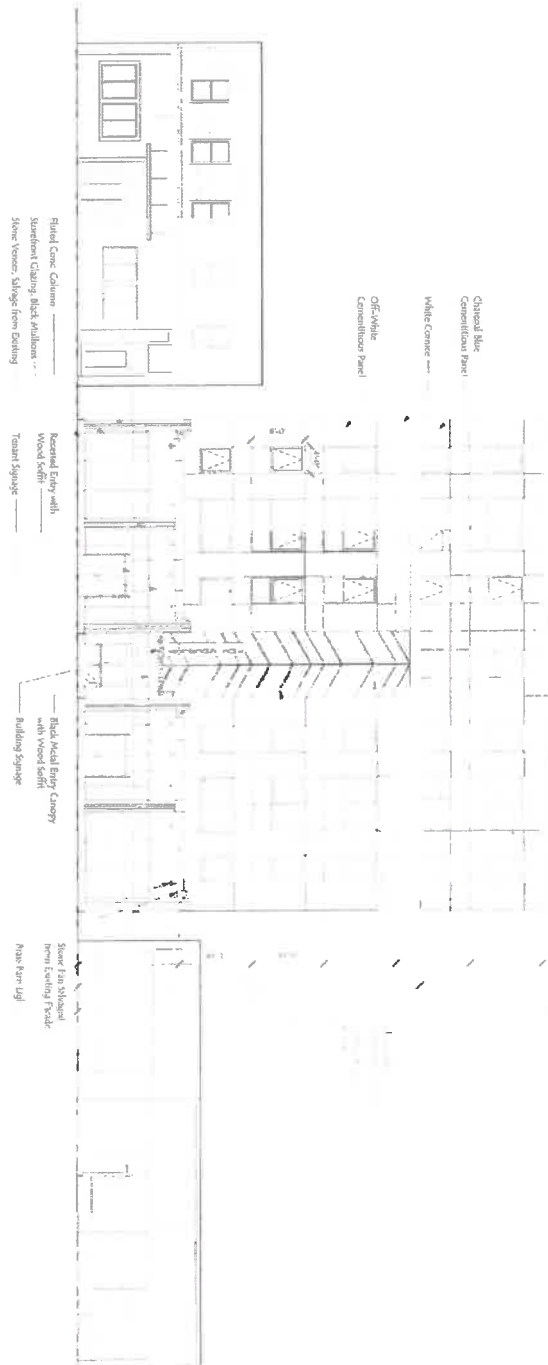
3. The project increases residential housing in urban or town centers.

The need for housing of many types and for many price ranges remains significant throughout the Seacoast area, including Rochester. By offering a unique opportunity for residential housing at this site, the project will assist with the housing need generally and will do so in the downtown, thus providing many of the side benefits described above.

Attachment B to 79-E Application**Tax Card Information**

Address	Map/Lot	Year Built	Square Footage	Condition	Zoning
45 North Main Street	121,373	1880	6,192	Fair	Downtown Commercial
55 North Main Street	121,372	1915	12,750	Average	Downtown Commercial
8 Barker Court	131,400				Downtown Commercial

ARCHITECTURAL PLANS



1 MAIN STREET ELEVATION
SCALE: 1/8" = 1'-0"

OPTION A

55 N. Main Rochester, NH
Main Street Elevation

23 September, 2021





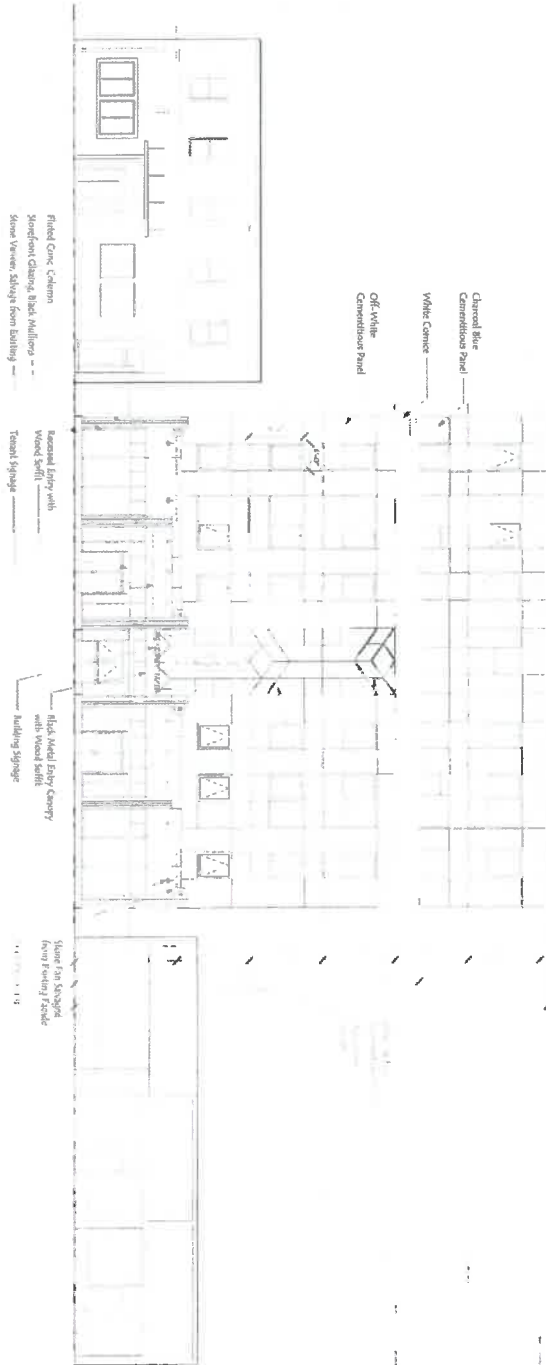
55 N Main Rochester, NH
ARCHITECTS

1 SEPTEMBER, 2021

MARKET
SQUARE
ARCHITECTS
© 2021 Market Square Architects



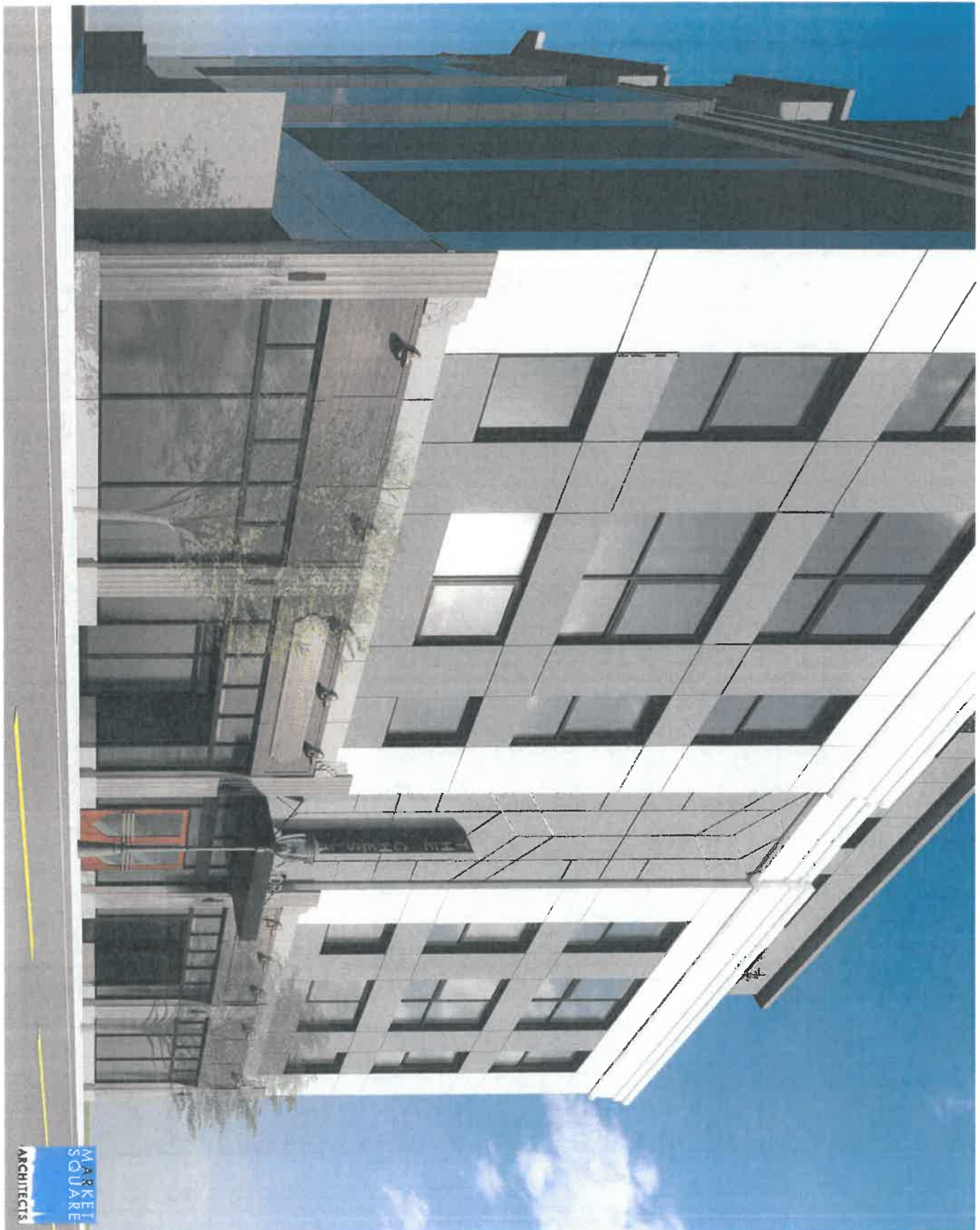
MAIN STREET ELEVATION

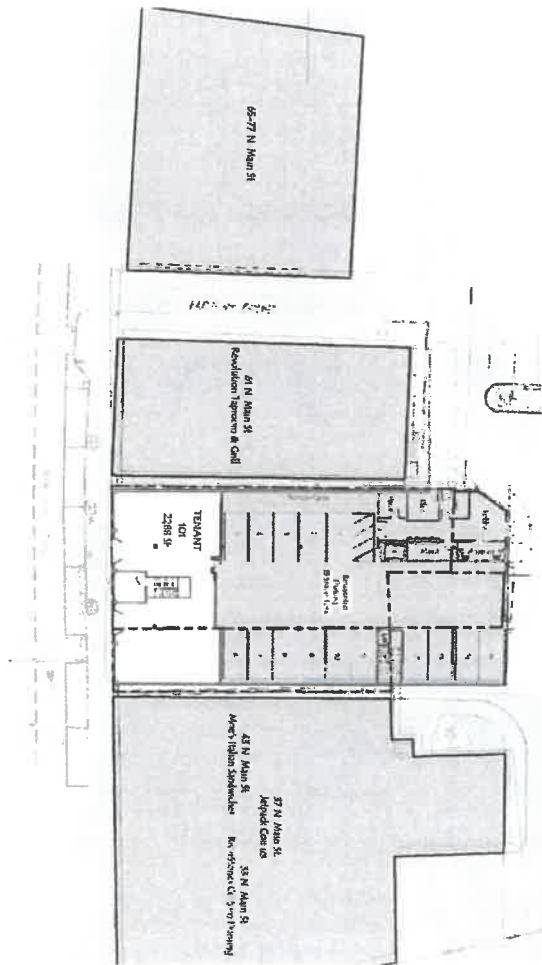


OPTION B

23 September, 2021



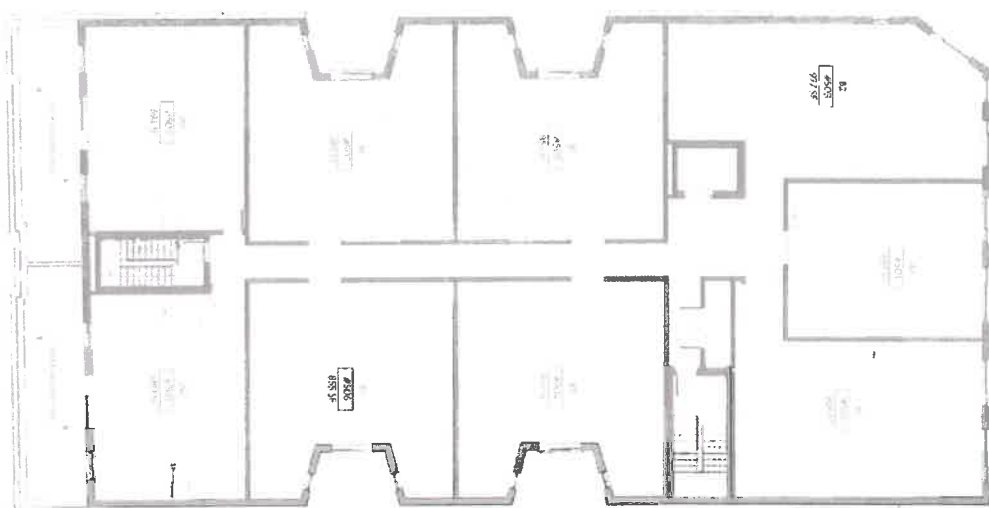
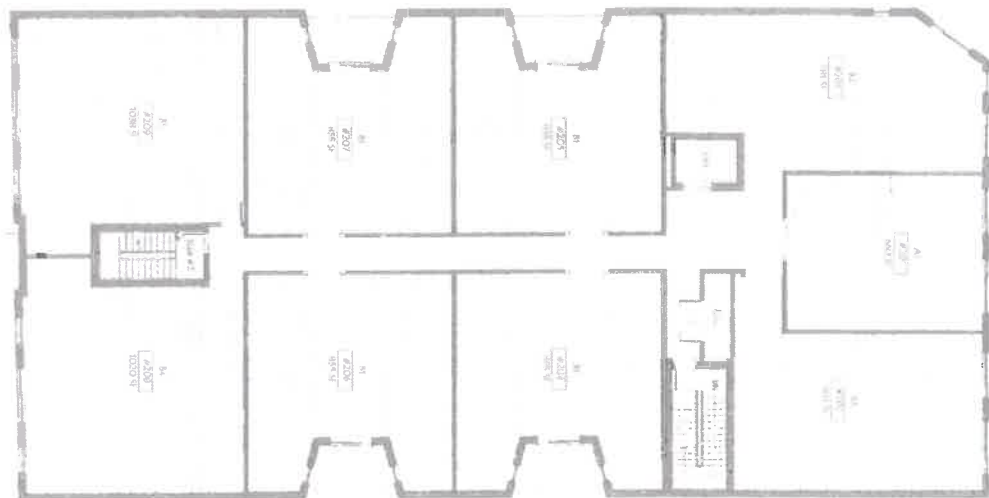
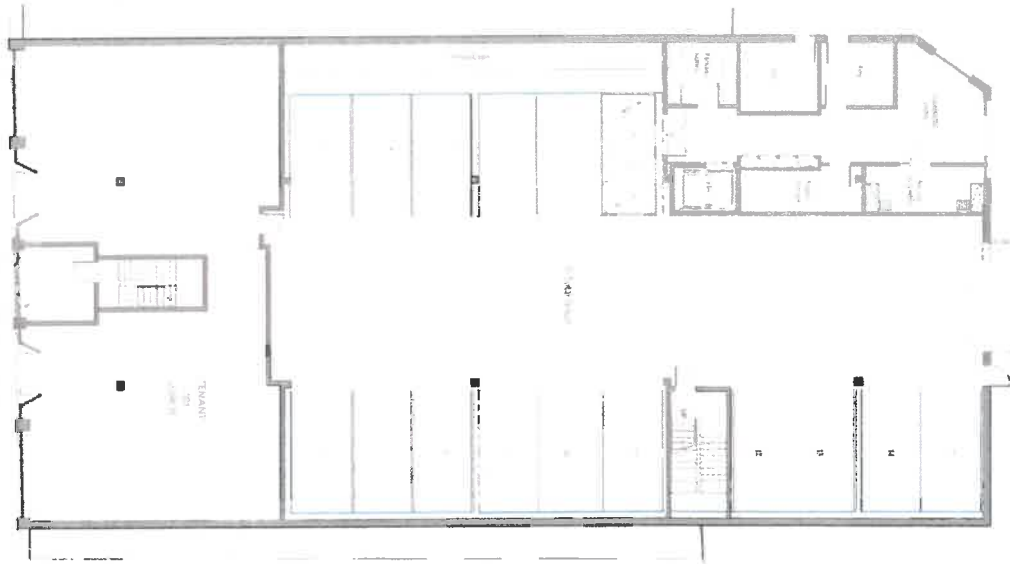




1
SITE PLAN
SCALE: 1" = 20'-0"

55 N MAIN ROCHESTER, NH

1 SEPTEMBER, 2021



55 N. MAIN ROCHESTER, NH

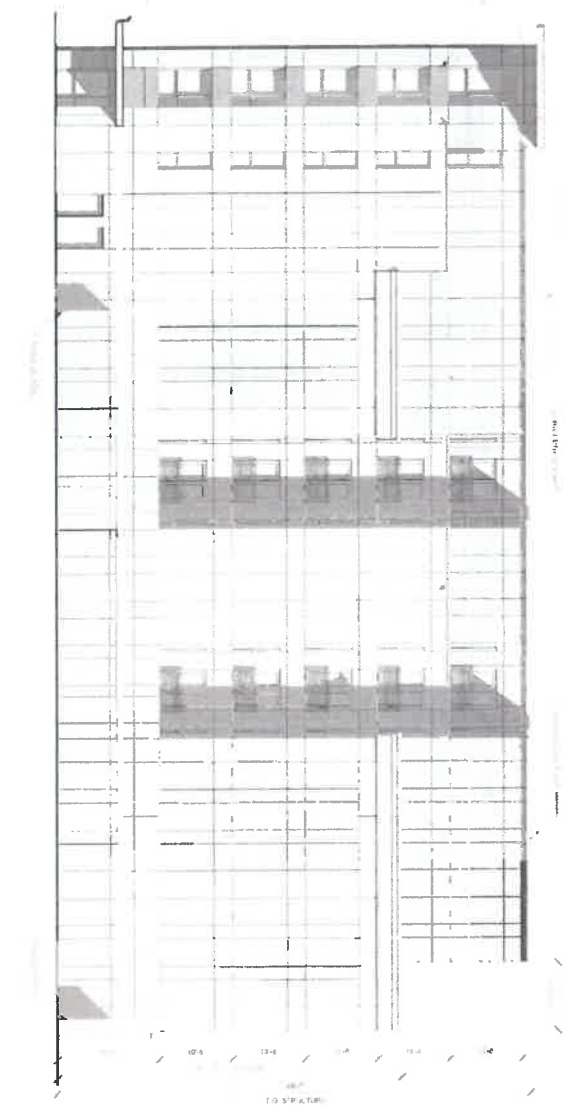
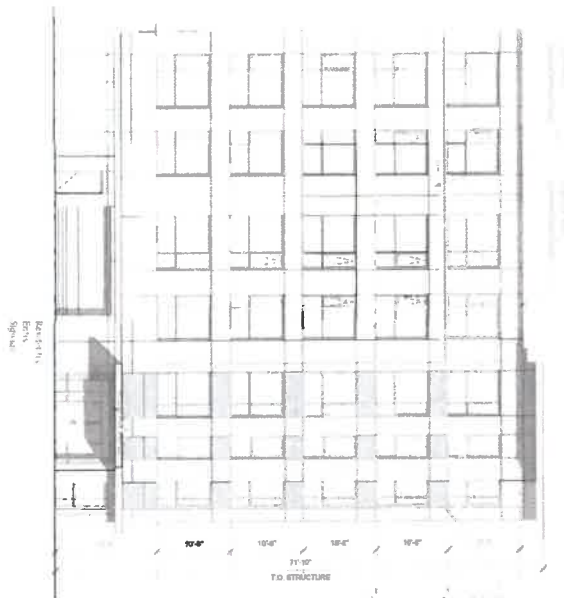
1 SEPTEMBER, 2021

MARKET
SQUARE
ARCHITECTS

MAIN STREET ELEVATION

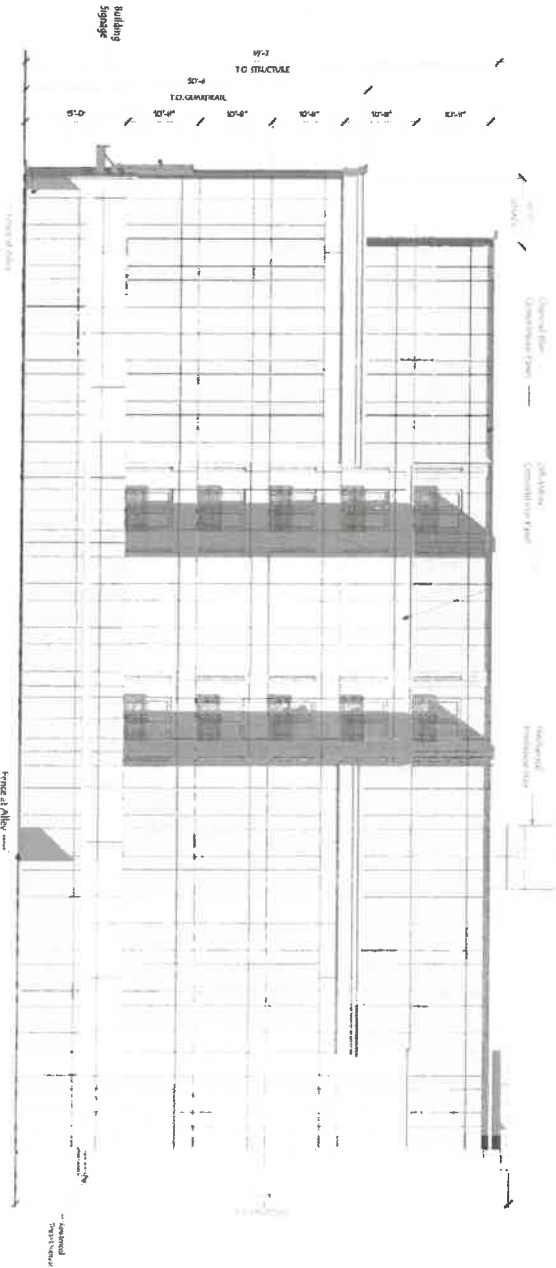


1 SEPTEMBER, 2021



35 N. MAIN ROCHESTER, NH
PROJECT NO. 2021-001

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SEPTEMBER, 2021



55 N MAIN ROCHESTER, NH
VIRAD CHANDRA, ARCHITECT

1 SEPTEMBER, 2021

MARKET
SQUARE
ARCHITECTS
A DIVISION OF MARKET SQUARE



PROJECT NO. 2021-01
55 N. MAIN, ROCHESTER, NH
RENDERING, 10 SEPTEMBER 2021

1 SEPTEMBER, 2021

MARKET
SQUARE
ARCHITECTS
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35 N. MAIN ROCHESTER, NH
TRANSITION FROM OFFICE BUILDING

1 SEPTEMBER, 2021

**MINUTES OF HDC MEETINGS
HELD SEPTEMBER 1 AND SEPTEMBER 15, 2021**



**HISTORIC DISTRICT COMMISSION
SPECIAL MEETING**

Minutes

City of Rochester

Wednesday September 1, 2021

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on September 15, 2021)

Members Present

Molly Meulenbroek, *Chair*

Peter Bruckner

Laura Hainey

Marilyn Jones

Alec Taliaferro

Matthew Winders

Members Absent

Staff: Shanna B. Saunders, *Director of Planning & Development*

Crystal Galloway, *Planner I*

I. Call to Order. Ms. Meulenbroek called the meeting to order at 7:00 p.m.

II. Approval of Minutes

The minutes from August 18, 2021 were reviewed.

A motion was made by Mr. Winders and seconded by Ms. Jones to approve the August 18, 2021 minutes. The motion carried unanimously.

III. G & P Boston Properties, LLC, 45 & 55 North Main Street (by Market Square Architects) Demolition of existing buildings and approval of new construction.

Christine Castaldo of Market Square Architects presented the proposed revised plans. She explained they set the front stairs of the residential entrance back which created a small lobby.

Ms. Castaldo said they are proposing to reuse four of the six architectural façade art deco fans from the existing Hoffman building. She said they have added the address signage to the front of the canopy. The fluted columns will replicate the existing columns, and the windows are now evenly spaced and less modern. Ms. Castaldo explained they have added a cornice to the top of the stepback of the building which will wrap around the building to break up the large concrete wall. She said the cornice will also act as the railing for the decks that are created.

To finish, Ms. Castaldo passed around samples of the materials they are proposing along with color samples for the muted gray and slate blue panels.

The Commission overall was pleased with the revisions as it reflected more of the Hoffman building that will be demolished. Mr. Bruckner asked that all existing pre-cast elements be retained and stored until development has been completed.

He also asked that Ms. Castaldo work with staff on the grey medallion portion of the center portion of the building between the sign and the roof to incorporate more art deco elements.

Ms. Meulenbroek asked the members of the public that were in attendance at the meeting if they wished to speak.

Rochester resident Tim Howser said it is nice to see development in downtown. He said it will be nice to bring more residential units into downtown.

Whitney Belton with the Rochester Economic Development Committee said development in downtown is helpful to bring people into the city. She said she likes that the developer is proposing a taller building because it adds density.

Ms. Meulenbroek said the Commission is not here to stop development, they just need to make sure this building is thoughtfully done.

Ms. Meulenbroek noted that 55 North Main Street is recognized as a 1930's Art Deco and the only example of its type in Rochester. The Historic District recognizes that this building has been vacant for 25 years and has added to the blight and public safety of Downtown. Time alone has shown that the owner has been unable to make the needed repairs and the Historic District Commission has received no interest from the public to move the building to another appropriate location.

For that reason this Commission moves to permit, with a condition, the demolition of the structure in order to rebuild per the plans dated 1 September 2021 by Market Square Architects. Demolition shall not occur until the site plan for redevelopment is approved by the Planning Board with the condition the Art Deco pre-cast elements of the existing building are to be removed and stored for reference for the timeframe that the new building is under construction. These elements may be disposed of once a Certificate of Occupancy for the new building is obtained. The Commission recommends these elements be offered to the Rochester Historic Society before disposal.

Mr. Winders seconded. The motion carried by a 5-1 roll call vote. Ms. Meulenbroek abstained.

Ms. Meulenbroek noted that 45 North Main Street, known as the Chesley building is a 1870's commercial Italianate, and although there has been some major alterations, in 1983 it was also one of the few commercial Italianate buildings in Downtown. A recent report has shown that although the building is structurally sound, the foundation is not and has allowed the building to lean. Repairs are extremely costly. The Historic District Commission has received no interest from the public to move the building to another appropriate location.

For that reason this Commission moves to permit demolition of the structure in order to rebuild per the plans dated 1 September 2021 by Market Square Architects. Demolition shall not occur until the site plan for redevelopment is approved by the Planning Board.

Mr. Winders seconded. The motion carried by a 5-1 roll call vote. Ms. Meulenbroek abstained.

Ms. Meulenbroek motioned that the proposed architectural plan for reconstruction of a new building for both 45 and 55 North Main Street, per the plans dated 1 September 2021 by Market Square Architects, be granted a certificate of appropriateness contingent on the following:

- 1. The lots be merged as part of the site plan process before the Planning Board.*
- 2. The applicant shall work with Staff on incorporating more Art Deco elements into the center portion of the building between the sign and the roof including the grey "medallion". There is no work needed on the signs.*

The motion carried unanimously by a roll call vote.

IV. Other Business

Mr. Winders told the other members he was able to get ahold of someone from the Historical Society and will be going the following week to do more research for the website.

V. Adjournment

A motion was made by Mr. Bruckner and seconded by Mr. Winders to adjourn at 7:55pm. The motion carried unanimously.

Respectfully submitted,
Crystal Galloway,
Planner I



**HISTORIC DISTRICT COMMISSION
SPECIAL MEETING**

Minutes

City of Rochester

Wednesday September 15, 2021

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on, 2021)

Members Present

Molly Meulenbroek, *Chair*

Peter Bruckner

Laura Hainey

Matthew Winders

Members Absent

Marilyn Jones

Alec Taliaferro

Staff: Crystal Galloway, *Planner I*

I. Call to Order. Ms. Meulenbroek called the meeting to order at 7:00 p.m.

II. Approval of Minutes

The minutes from September 1, 2021 were reviewed.

A motion was made by Mr. Winders and seconded by Ms. Hainey to approve the September 1, 2021 minutes. The motion carried unanimously.

III. Scenic Salinger, LLC, 10 & 14 North Main Street

Carla GoodKnight of CJ Architects explained the proposed amendment to add a deck to the roof of the Scenic Theater building. She said it will be set back from the street view and tucked in the corner of the two buildings.

Ms. GoodKnight showed the Commission members renderings of the different street views that showed the proposed deck will not be visible from the street.

A motion was made by Mr. Bruckner and seconded by Mr. Winders to approve the amendment to add a roof deck as presented. The motion carried unanimously.

Paul Goodwin of Chinburg Properties explained to the Commission the original plan was to salvage and restore the existing windows in the Salinger building however, some of them are too far gone to be salvaged. He said he can replace them in-kind with vinyl windows.

The Commission felt Staff could approve this administratively.

IV. Other Business

A. Election of Vice Chair

Ms. Meulenbroek said she would like to wait until the full commission is present.

B. Other

Mr. Bruckner told the Commission members he met with the two architects who are working on the Hoffman building. He said they showed him three proposals for the center medallion. Mr. Bruckner suggested setting up a subcommittee to oversee the demolition and rebuild. He said the subcommittee will look at the pieces to be saved during the demolition process and hopefully all the precast elements will find a home on the new building. Mr. Winders volunteered to work with Mr. Bruckner.

A motion was made by Ms. Meulenbroek and seconded by Mr. Bruckner to set up a subcommittee to monitor the demolition and rebuild of the Hoffman building. The committee members will be Mr. Bruckner and Mr. Winders. The motion carried unanimously.

Mr. Winders gave the Commission an update on the historical map he is working on. He said he was able to get in to the Historical Society and found a lot a pictures for the map.

V. Adjournment

A motion was made by Mr. Winders to adjourn at 7:22pm. The motion carried unanimously.

Respectfully submitted,
Crystal Galloway,
Planner I

LETTER OF AUTHORIZATION

10/28/2021

LETTER OF AUTHORIZATION

I, Lilac City Development, LLC, owner of 45 North Main Street, Rochester, New Hampshire, depicted on Tax Map 121, Lot 373, does hereby authorize G&P Boston Properties, LLC, and Donahue, Tucker and Ciandella, PLLC, to execute any land use applications and/or applications for Community Revitalization Tax Relief to the City of Rochester and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated:

9/28/21

LILAC CITY DEVELOPMENT, LLC



Gregory J. Grant, Manager

LETTER OF AUTHORIZATION

I, Blaine Cox, City Manager of the City of Rochester, owner of property depicted on Tax Map 121, Lots 372 and 400, does hereby authorize Lilac City Development, LLC and Donahue, Tucker and Ciandella, PLLC, to execute any land use applications and/or applications for Community Revitalization Tax Relief to the City of Rochester and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 9/27/2021

CITY OF ROCHESTER

DocuSigned by:

Blaine Cox

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Blaine Cox, City Manager

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City Clerk's Office

**Resolution Authorizing the Acceptance of a \$30,360.00 U.S. Department of Justice
(USDOJ) Justice Assistance Grant (JAG) and Supplemental Appropriation in Connection
Therewith**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
ROCHESTER:**

That a Thirty Thousand Three Hundred Sixty Dollar (\$30,360.00) USDOJ JAG Grant is hereby accepted by the City on behalf of the Rochester Police Department (RPD).

Further, the City Council authorizes a supplemental appropriation to the RPD operating budget in the amount of Thirty Thousand Three Hundred Sixty Dollar (\$30,360.00) with the entirety of the supplemental appropriation being derived from said Grant.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to establish and/or designate such accounts and or account numbers as are necessary to implement the transactions contemplated in this Resolution and to establish special revenue, non-lapsing, multi-year fund accounts(s) as necessary to which said sums shall be recorded.

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City Clerk's Office



10/28/2021

City of Rochester Formal Council Meeting

AGENDA BILL

NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.

AGENDA SUBJECT

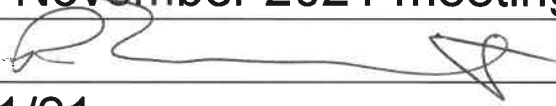
Seeking permission from Council to accept a JAG Grant award to purchase equipment.

COUNCIL ACTION ITEM ☒
INFORMATION ONLY ☐

FUNDING REQUIRED? YES ☒ NO ☐
* IF YES ATTACH A FUNDING RESOLUTION FORM

RESOLUTION REQUIRED? YES ☒ NO ☐

FUNDING RESOLUTION FORM? YES ☒ NO ☐

AGENDA DATE	Next November 2021 meeting	
DEPT. HEAD SIGNATURE		
DATE SUBMITTED	10/21/21	
ATTACHMENTS YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	

COMMITTEE SIGN-OFF

COMMITTEE	
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	Federal JAG Funds
ACCOUNT NUMBER	Fund 6128 Project 22XXX
AMOUNT	\$30,360.00
APPROPRIATION REQUIRED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

LEGAL AUTHORITY

Council action required.

SUMMARY STATEMENT

Seeking permission from Council to accept JAG Grant funds in the amount of \$30,360.00 to purchase the below equipment.

1. Optics for patrol rifles
2. ISB multi layer parkas
3. Faraday cage
4. Thermal imager
5. Gun locker to go near the exit door to the cruiser parking lot
6. Replacement gym/cardio equipment
7. Steel reactive range targets

RECOMMENDED ACTION

Accept JAG Award Grant funds in the amount of \$30,360.00

AGENDA BILL - FUNDING RESOLUTION

EXHIBIT

Project Name: Date: Fiscal Year:

Fund (select):

GF Water Sewer Arena CIP Water CIP Sewer CIP Arena CIP Special Revenue Fund Type: Lapsing Non-Lapsing

Deauthorization

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1				-	-	-
2				-	-	-
3				-	-	-
4				-	-	-

Appropriation

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1	61282010	573900	22XXX	\$30,360.00	-	-
2				-	-	-
3				-	-	-
4				-	-	-

Revenue

	Org #	Object #	Project #	Fed Amount \$	State Amount \$	Local Amount \$
1	6128002	402148	22XXX	-	\$30,360.00	-
2				-	-	-
3				-	-	-
4				-	-	-

DUNS # CFDA # Grant # Grant Period: From
To

If de-authorizing Grant Funding appropriations: (select one)

Reimbursement Request will be reduced Funds will be returned

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City Clerk's Office

§ 275-29.9. Prohibited signs.

The following devices and locations shall be specifically prohibited:

- A. Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal or device, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic.
- B. Except as provided for elsewhere in this article, signs encroaching upon or overhanging public rights-of-way. No sign shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.
- C. Signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or to have the appearance of municipal vehicle warnings from a distance.
- D. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 - (1) The primary purpose of such a vehicle or trailer is not the display of signs.
 - (2) The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
 - (3) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used or available for use in the daily function of the business to which such signs relate.
- E. Vehicles and trailers used primarily as static displays, advertising a product or service, or utilized as storage, shelter or distribution points for commercial products or services for the general public. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- F. Snipe signs.

§ 275-29.12. General provisions.

- A. Conformance to codes. Any sign hereafter erected shall conform to the provisions of this article or regulation within this jurisdiction.
- B. Signs in rights-of-way. No sign other than an official traffic sign or similar sign shall be erected within two feet of the lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of this jurisdiction or by specific authorization of the City Council after a recommendation is made by the Licensing Board.
- C. Projections over public ways. Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined

§ 275-29.13 Specific Sign Requirements

§ 275-29.13

brightness levels specified in this subsection.

- (5) The brightness shall not exceed 0.3 footcandle at night.
- (6) Flashing or animated signs (including temporary interior window displays or banners) of red, amber, or green colored lights shall not be permitted.
- H. Flags. Each store front may be allowed one "open" or "welcome" flag that is positioned at a height so as not to impede the flow of pedestrians.
- I. Home occupation signs. See Article 24, Home Occupations. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- J. Marquee. No marquee shall be erected unless designed by a registered structural engineer and approved by the Director of Building, Zoning, and Licensing Services. It may extend over the sidewalk across the right-of-way to the curblin provided it has a minimum height above the sidewalk of 10 feet above the curb level and does not exceed five feet in height.
- K. Off-premises signs. Off-premises signs are prohibited except for the following signs if permission is granted from the owner of the off-premises location. A setback of at least five feet is required for these signs and they shall not be placed in the road right-of-way (i.e., they must be placed on private property).
 - (1) One freestanding sign per business directing people to the site. The sign may not exceed two square feet per side or four feet in height. No illumination is allowed. It may include only the name and/or logo, with simple directions. The sign must be durable and constructed of solid, finished materials.
 - (2) A real estate sign, one per premises, shall not exceed six square feet per side.
 - (3) Yard sale signs (see Subsection V).
 - (4) A sign for an office park or industrial park may be erected at the entrance to the park on an out parcel or within the road right-of-way, with the approval of the City Manager.
 - (5) A promotional banner for a special event may be placed anywhere in the City, including across a public road, if approved by the City Manager.
 - (6) Two seasonal agricultural directional signs not to exceed four square feet each are permitted when intended to direct patrons to a farm for the purpose of purchasing or picking seasonal agricultural produce or products during the season within which the produce is available for sale or harvest.
 - (7) One portable sign on the sidewalk in front of businesses in the Downtown Commercial District, Special Downtown Overlay District, and Neighborhood Mixed-Use District lying in density rings.
 - (8) Road signs.

L. Political signs; political advertising. The following provisions are in addition to the

political advertising controls established under RSA 664:14, 664:17, and 664:2, as amended:

- (1) Political advertising shall be defined in RSA 664:2, as amended. No political advertising shall be placed or affixed upon any public property, including City rights-of-way. No political advertising shall be placed or affixed upon private property without the owner's consent.
- (2) Signature, identification, and lack of authorization shall be in accordance with RSA 664:14, as amended.
- (3) Political signs shall not be erected in the City Adopt-A-Spots or the Rochester Common.
- (4) Removal of signs shall be in accordance with RSA 664:17, as amended.
- (5) The area and location of signs used in conjunction with uses allowed by the Board of Adjustment as special exceptions shall also be approved by the Planning Board and shall conform to the sign regulations for the district in which they are located. The area and location of such signs shall be in harmony with the character of the neighborhood in which they are located.
- (6) Political signs shall not require a sign permit. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

M. Portable signs. Portable signs shall be permitted only in the Downtown Commercial District, Special Downtown Overlay District, and Neighborhood Mixed-Use District lying in density rings, subject to the following limitations:

- (1) No more than one such sign may be displayed on any property, and the sign shall not exceed a height of four feet or an area of eight square feet per side.
- (2) Any portable sign that is placed on a sidewalk:
 - (a) Shall be situated directly in front of the business(es) which is being advertised.
 - (b) Shall not block passage along the sidewalk, including passage for handicapped persons, and shall not present a safety hazard.
- (3) May be displayed during business hours only.
- (4) Appropriately placed to minimize appearance of clutter as determined by the Director of Building, Zoning, and Licensing Services.
- (5) Only one sign per individual business.

N. Projecting signs. Signs are permitted in the following zones:

- (1) Multiple projecting signs shall be permitted on buildings having multiple occupants provided only that one projecting sign per occupant will be permitted.