

**City Council Public Hearing  
October 18, 2022  
Council Chambers  
6:00 PM**

**COUNCILORS PRESENT**

Councilor Beaudoin  
Councilor Berlin  
Councilor Desrochers  
Councilor Fontneau  
Councilor Gilman  
Councilor Gray  
Councilor Hainey  
Councilor Hamann  
Councilor Larochelle  
Councilor Malone  
Deputy Mayor Lachapelle  
Mayor Callaghan

**OTHERS PRESENT**

Blaine Cox, City Manager  
Katie Ambrose, Deputy City Manager  
Terence O'Rourke, Attorney O'Rourke

**COUNCILORS EXCUSED**

Councilor de Geofroy

**Minutes**

**1. Call to Order**

Mayor Callaghan called the City Council Public Hearing to order at 6:00 PM. Deputy City Clerk Cassie Givara took a silent attendance. All Councilors were present except for Councilor de Geofroy, who was excused.

Councilor Beaudoin lead the Pledge of Allegiance.

**2. Amendment to Chapter 275 of the General Ordinances of the City of Rochester Regarding the Location and Boundaries of Zoning Districts**

Mike Scala, Director of Economic Development, explained that this proposed zoning change would affect 15 parcels along the Bridge, Congress, and Water Street area. He reported that when Water Street was being redeveloped as a City Street, the City started looking at the surrounding parcels and discovered that most of them were zoned Residential-2. He explained that the City's Master Plan recommends identifying areas that could benefit from redevelopment and improvements; several of these parcels referenced were noted as areas that could potentially be changed to downtown commercial for this purpose. Additionally, during this time the Diocese announced that they would be selling the St. Elizabeth Seton School building on Bridge Street; which fit in with the ongoing strategy to develop and expand the downtown area. Director Scala stated that the Planning Board had reviewed this proposal and supported the rezoning of these fifteen parcels to Downtown Commercial.

Mayor Callaghan opened the public hearing on the following amendment:

**Amendment to Chapter 275 of the General Ordinances of the City of Rochester  
Regarding the Location and Boundaries of Zoning Districts**

THE CITY OF ROCHESTER ORDAINS:

WHEREAS, Chapter 275-1.10 establishes that the location and boundaries of zoning districts within the City of Rochester are established as shown on a map titled, "City of Rochester Zoning Map."

WHEREAS, Chapter 275-1.10 further declares that the City of Rochester Zoning Map is incorporated by reference as part of Chapter 275 of the General Ordinances of Rochester regarding zoning.

WHEREAS, the Mayor and City Council of Rochester desire to amend the City of Rochester Zoning Map to convert certain properties from the Residential-2 Zone to the Downtown Commercial Zone.

THEREFORE, the Mayor and City Council of Rochester ordain that properties shall be converted to Downtown Commercial Zone in accordance with the Attached Exhibit. (**Exhibit A**).

**The effective date of these amendments shall be upon passage.**

Councilor Beaudoin asked if this matter would be coming back before Council for discussion before a vote is taken. Mayor Callaghan confirmed that this matter would come back at the December regular meeting.

Susan Rice, resident, asked for a point of order regarding the public hearing legal notice verbiage versus the meeting agenda. City Attorney O'Rourke clarified that members of the public cannot make points of order. Ms. Rice also inquired about Rochester's Master Plan, the role of Economic Development and Planning Board, and the City's purchase and sales of property.

Tom Kaczynski, resident, inquired about the reasoning behind the proposed zoning amendment and addressed Council regarding 79-E tax incentives.

### **3. Adjournment**

Mayor Callaghan **ADJOURNED** the City Council Public Hearing at 6:18 PM.

Respectfully Submitted,  
Cassie Givara  
Deputy City Clerk



City of Rochester, New Hampshire  
Office of Economic & Community Development  
33 Wakefield Street, Rochester, NH 03867  
(603) 335-7522, [www.rochesterredc.com](http://www.rochesterredc.com)

July 6, 2022

Mr. Mark Collopy  
Chair  
City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867

RE: Expansion of the Downtown Commercial Zone

Dear Chairman Collopy:

As part of the City's strategy for the redevelopment of the downtown area, the Department of Economic Development is seeking a change in classification for the properties listed below and outlined in Exhibit A.

These parcels are currently zoned Residential-2 (R2) and Econ Dev is requesting they be re-designated as Downtown Commercial (DC).

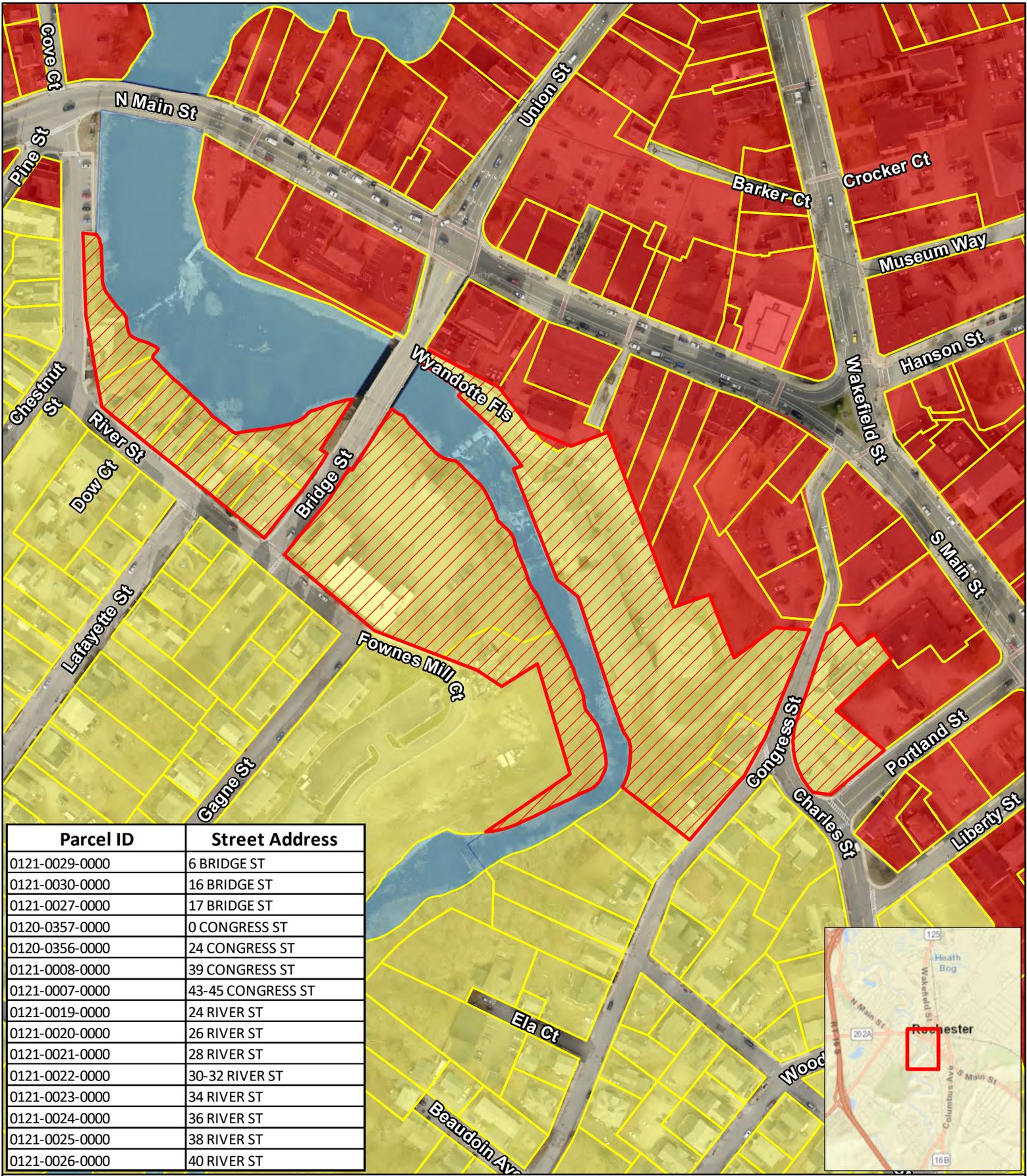
Parcel ID	Street Address
0121-0029-0000	6 Bridge Street
0121-0030-0000	16 Bridge Street
0121-0027-0000	17 Bridge Street
0120-0357-0000	0 Congress Street
0120-0356-0000	24 Congress Street
0121-0008-0000	39 Congress Street
0121-0007-0000	43-45 Congress Street
0121-0019-0000	24 River Street
0121-0020-0000	26 River Street
0121-0021-0000	28 River Street
0121-0022-0000	30-32 River Street
0121-0023-0000	34 River Street
0121-0024-0000	36 River Street
0121-0025-0000	38 River Street
0121-0026-0000	40 River Street

The rezoning of these parcels would allow for future development more in line with the DC redevelopment strategy of increased density within our urban center.

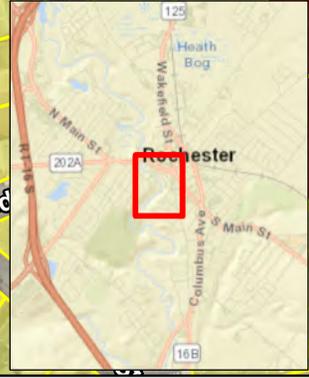
If the recent success of the City's downtown redevelopment efforts are to continue, we need to evaluate where future growth could and should go. Expanding the DC Zone to include these parcels will provide additional options for redevelopment and growth.

Sincerely,

Michael Scala  
Director of Economic Development



Parcel ID	Street Address
0121-0029-0000	6 BRIDGE ST
0121-0030-0000	16 BRIDGE ST
0121-0027-0000	17 BRIDGE ST
0120-0357-0000	0 CONGRESS ST
0120-0356-0000	24 CONGRESS ST
0121-0008-0000	39 CONGRESS ST
0121-0007-0000	43-45 CONGRESS ST
0121-0019-0000	24 RIVER ST
0121-0020-0000	26 RIVER ST
0121-0021-0000	28 RIVER ST
0121-0022-0000	30-32 RIVER ST
0121-0023-0000	34 RIVER ST
0121-0024-0000	36 RIVER ST
0121-0025-0000	38 RIVER ST
0121-0026-0000	40 RIVER ST



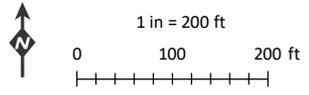
**Legend**

- Proposed Downtown Commercial
- Parcel Boundary

**Zoning Districts**

- Residential - 2
- Downtown Commercial
- Water

Data Sources:  
 Rochester - Zoning (2022)  
 CAI - Parcel Boundaries (2021)  
 NHDOT - Roads (2021)  
 Eagleview - Imagery (2020)  
 Inset Map - Esri ArcGIS Online (2022)



This map is intended for planning purposes only.  
 All features shown should be considered approximate.  
 Map created by: DC, City of Rochester, NH  
 Date: 6/27/2022

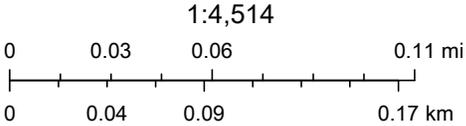
Path: \\roch-files\share\dpw\share\GIS\EconDevelopment\ZoningChange\DowntownCommercial\DTExpansion.mxd

# ArcGIS Web AppBuilder



7/6/2022, 12:22:24 PM

 Tax Parcels  
Parcel Info



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