

City of Rochester Minor Site Review Committee

May 24, 2023

Annex Building Conference Room

33 Wakefield Street, Rochester NH 03867

(These minutes were approved on June 28, 2023)

Members Present

Gary Boudreau, *Police Dept*

Jarrold Norris, *DPW*

Jenn Marsh, *Economic Development*

Jim Grant, *Building & Licensing*

Peter Bruckner, *Planning Board Rep*

Ryan O'Connor, *Planning Dept*

Applicants

Eric Salovitch & Jack Lagasse, *10 Shelby Lane*

Christopher Berry, *83 Highland Street*

Members Absent

Tim Goldthwaite, *DPW*

Adam Hughes, *Fire Dept*

I. Call to Order

Ryan O'Connor called the meeting to order at 2:00 p.m.

II. Approval of Minutes from April 27, 2023

Jenn Marsh made a motion to approve the minutes from April 27, 2023. Peter Bruckner seconded the motion. The motion carried by a unanimous voice vote.

IV. New Applications:

A. Northam Survey, LLC, 10 Shelby Lane Minor Site Plan to construct detached garage with s dwelling unit. Case# 138 – 11 – R2 – 23 **Public Hearing Acceptance/Final Hearing**

Eric Salovitch with Northam Survey, LLC gave an overview of the proposed project. Jack Lagasse, owner of the property, was also in attendance. Mr. Salovitch stated that the parcel is 1.6 acres and that there is currently a 4-unit multi-family residence on the property. Mr.

Salovitch stated that the proposed project is to construct a detached garage with an accessory dwelling unit and add additional parking space for residents. Mr. Salovitch stated that the existing garage would be demolished and the new unit would include a pervious deck. Mr. Salovitch stated that the deck will encroach upon the 75-foot Cocheco River buffer. Mr. Salovitch stated that a copy of the plans were provided to the Cocheco River Local Advisory Board as part of the Shoreline Permit Application process. Mr. Salovitch stated that the Cocheco River Local Advisory Board found that the impacts from this project are minimal. Mr. Salovitch stated that this proposed project was brought before the Zoning Board of Adjustment where a Variance was granted for the construction of a detached garage with a dwelling above.

Mr. Norris stated that minimum erosion control measures must be followed. Mr. Norris stated that there would not be a permit required for Stormwater. Mr. Norris asked how the new building will have water supplied. Mr. Lagasse stated that water supplied to the proposed building is still being planned with an architect. Mr. Salovitch stated that the new building will be connected to public water.

Mr. Bruckner stated that the plans showed a pervious deck and asked for clarification. Mr. Salovitch stated that the deck will be pervious and allow for water to fall through to crushed stone placed below the deck. Mr. Bruckner stated he didn't feel there was much impact to the river. Mr. Bruckner stated his support for the proposal.

Mrs. Marsh stated that she had no questions or comments regarding the proposed project.

Mr. O'Connor asked if there was any existing screening between 8 Shelby Ln and 10 Shelby Ln. Mr. Salovitch answered that was nothing along the driveway, but that there is a buffer created by bushes along the current standing garage.

Mr. O'Connor asked if there was any further opportunity for landscaping the area. Mr. Salovitch stated that there is limited space due to the driveway, but that some landscape can be added possibly.

Mr. O'Connor asked if the 75-foot buffer be maintained as much as possible and that the application be reviewed by the Conservation Commission. Mr. Salovitch stated that would see what steps were necessary to submit to the Conservation Commission for review.

Mr. O'Connor asked what the lighting plans were for the proposed building. Mr. Salovitch stated that there would only be typical household lighting. Mr. Lagasse stated that there would be a solar motion-sensing light installed on the new building. Mr. O'Connor asked that the information for lighting be included when submitting building permits to be sure that they follow the ordinance.

Mr. O'Connor asked how solid waste would be collected. Mr. O'Connor stated that the City allows for 4 units of solid waste to be picked up by municipal services, but beyond that is up to the property owner. Mr. Lagasse stated that there are 4 cans on the property now and that all 4 cans are not being used at this time.

Mr. Bruckner asked if the new building had plans for solar panels. Mr. Lagasse stated that a solar provider stated that the current garage was not feasible for solar panels, but the new building would be. However, solar panels are not going to be installed at this time.

Mr. O'Connor stated that, historically, the building was listed as a condo and asked if that was the case currently. Mr. Lagasse stated that there was a plan for the previous owner to convert to condos, but that he was not going to convert to condos.

Mr. O'Connor asked if there would be any signage on the site. Mr. Lagasse stated that there would be none.

Mr. Boudreau stated that the property needed to have proper addressing for emergency purposes.

Mr. Bruckner made a motion to approve the application with the conditions stated. Mrs. Marsh seconded the motion. The motion carried by a unanimous voice vote.

Mr. Salovitch verified if the next step was to have the proposed plans reviewed by the Conservation Commission. Mr. O'Connor responded yes.

A. 83 Highland Street Holdings LLC / James Potter, 83 Highland Street
Minor Site Plan to add 11' to front of structure to turn eastern bay into an automatic touchless carwash. Case# 107 – 1 – NMU – 23 **Public Hearing Acceptance/Final Hearing**

Chris Berry, Berry Surveying & Engineering, gave an overview of the proposed project. Mr. Berry stated the Minor Site committee approved an extension on the north side of the building, but after further surveying, it was found that the extension would be better on the south side. Mr. Berry stated that this would be better with regard to site distance for exiting traffic. Mr. Berry stated that the addition will not have any changes to stormwater drainage. Mr. Berry explained that there will be an automated kiosk installed and that the purpose of the 11' extension is to make the bay a touchless, automated car wash. Mr. Berry stated that there will be little to no changes on water usage or cleaning solutions used.

Mr. Norris asked if there would be only 1 automatic bay. Mr. Berry responded yes.

Mr. Norris asked if there would be any increases in sewer discharge. Mr. Berry stated that there would not be any increase expected.

Mr. Grant asked if the water from the carwash was reclaimed. Mr. Berry responded no.

Mr. Bruckner stated his support for the extension location and asked if the roof would slope for the extra 11 feet being added to the building. Mr. Berry responded that the roof would flatten through the extension.

Mr. Bruckner asked if there would be more automated bays in the future. Mr. Berry stated that the owner may want to increase the number of automated bays in the future.

Mr. Bruckner stated that he supports the proposed project.

Mrs. Marsh stated that she had no questions or comments regarding the proposed project. Mrs. Marsh handed Mr. Berry her contact information to be given to the property owner.

Mr. Boudreau stated that he had no questions or comments regarding the proposed project.

Mr. O'Connor asked if there would be any changes to lighting. Mr. Berry responded no.

Mr. O'Connor asked for drainage plans be included in future submissions and permits.

Mrs. Marsh made a motion to approve the application with the conditions stated. Mr. Norris seconded the motion. The motion carried by a unanimous voice vote.

V. Adjournment

Mr. O'Connor adjourned the meeting at 2:23pm

Respectfully submitted,

Jaclyn Millard
Administrative Assistant II, Planning Department