

City of Rochester Minor Site Review Committee

April 27, 2022

Annex Building Conference Room
33 Wakefield Street, Rochester NH 03867

(These minutes were approved on August 24, 2022)

Members Present

Gary Boudreau, *Police Dept*
Tim Goldthwaite, *DPW*
Jim Grant, *Building & Licensing*
Ryan O'Connor, *Planning Dept*
Mike Scala, *Economic Development*
Dana Webber, *DPW*
Tim Wilder, *Fire Dept*

Members Absent

Peter Bruckner, *Planning Board*

Staff Present

Ashley Greene, *Administrative Assistant II*

I. Call to Order

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

II. Approval of Minutes from February 23, and March 23, 2022

Gary Boudreau made a motion to approve the minutes from February 23 and March 23, 2022. Tim Goldthwaite seconded the motion. The motion carried by a unanimous voice vote.

III. Continued Applications:

- A. City of Rochester, 155 Rochester Hill Road** Minor site review of installation of a diesel generator to support T-Mobile wireless equipment in case of power outage. Case# 243 – 62 – OC – 21 (SP-21-45) **Public Hearing**
ACCEPTANCE/FINAL ACTION*

Joseph Rollins presented the application on behalf of T-Mobile. Mr. Rollins explained that the generator proposed will be used only during power outages and that the generator will run once a month for roughly 15 minutes as a maintenance cycle. The maintenance cycle will be scheduled to run Monday-Friday 9am-5pm.

Mr. O'Connor suggested adding a condition on the approval for the maintenance cycle to run during normal business hours. Mr. O'Connor asked if the fence is going to be screening. Mr. Rollins explained that the fence could be adjusted as needed. Mr. O'Connor asked that the gate is labeled to prevent unauthorized access.

Mr. Goldthwaite asked for the plans for the antenna modifications. Mr. Rollins explained that is a separate project and he is only authorized to propose the generator project. Mr. Goldthwaite asked for water tank overflow depiction to be placed on the plans and asked if the City can hook onto the generator for emergencies as well. Mr. Rollins explained that won't be able to happen as T-Mobile does not allow anyone to hook onto their equipment for liability reasons.

Mr. O'Connor opened the public hearing. None seen, brought it back to the committee.

Mr. Grant advised that the applicant check for exemptions in RSA 12:K 10.

Mr. O'Connor made a motion to accept the application with the conditions of the maintenance cycle running Monday-Friday between 9am-5pm, screening the generator with slats within the fence are recommended for ease of maintenance, submit amended plans to include antenna modifications and water tank overflow depiction, and prior to January 2023 a meeting needs to be scheduled with the Planning Department for renewal of the property lease. Mr. Goldthwaite seconded the motion. The motion carried by a unanimous voice vote.

IV. New Applications:

- A. Suzanne Snyder, Skin Care Business, 14 Kendall Street Minor Site Review for a Home Occupation II for a Personal Service Business.
Case# 123 – 107 – R1 – 22 (SP-22-12) **Public Hearing ACCEPTANCE/FINAL ACTION*****

Suzanne Snyder presented her application for a Personal Service Business located at her home residence. Ms. Snyder explained that she has been a licensed esthetician since 2007 and she also has her instructor's license. Ms. Snyder discussed the room in her house she intends to use for her business. Ms. Snyder explained that even if she gets approval today, she still has to go to the Board of Cosmetology and receive approval with them. Mr. Snyder stated that she will only be using roughly 6oz of water for each treatment and she uses only vegan based products. Ms. Snyder discussed the days she plans to have appointments, likely Tuesdays and Wednesdays and maybe down the line do Thursdays. Ms. Snyder stated clients will be able to park in her driveway, there will be no parking on the street, and only one car at a time will be at her home.

Mr. O'Connor opened the public hearing. None seen, brought it back to the committee.

Mr. O'Connor asked if there will be a business sign. Ms. Snyder stated that she does not need a sign, but if she had one it would be within the entryway and not in her yard. Mr. O'Connor went over the sign ordinance and the process of getting a sign permit.

Mr. Wilder stated that one fire extinguisher is needed.

Mr. O'Connor explained that parking can't be any more than what a single family would use for the driveway.

Ms. Webber discussed checking with the Water Department to see if a commercial backflow device is needed. Ms. Webber asked to add as a condition of approval.

Mr. Grant reiterated the need for a sign permit and to check the requirements for a Home Occupation II.

Mr. O'Connor made a motion to approve the application with the condition to check on the backflow device with the water department. Mr. Scala seconded the motion. The motion carried by a unanimous voice vote.

B. Thomas & Diane Aubert, Dish Network, 36 Cross Road (by Patrick Barry)
Minor Site review to install three new panel antennas and antenna mounts on the existing tower, and install two new equipment cabinets. Case# 205 – 18 – A – 22 (SP-22-10) **Public Hearing ACCEPTANCE/FINAL ACTION***

John Andrews presented the application on behalf of Dish Wireless. Mr. Andrews discussed setting 3 antennas on an existing tower at 125 feet. Within the fence equipment area a 5x7 platform with equipment cabinets on it.

Mr. O'Connor opened the public hearing. None seen, brought it back to the committee.

No discussion with the committee.

Mr. O'Connor made a motion to approve the application as presented. Mr. Goldthwaite seconded the motion. The motion carried by a unanimous voice vote.

C. Shaheen Enterprises, LLC, Restoration Church, 117 Walnut Street (by Norway Plains Associates) Minor Site review for a residential facility for a Community Residence 2. Case# 122 – 90 – A – 22 (SP-22-13) **Public Hearing ACCEPTANCE/FINAL ACTION***

Chris Swiniarski, attorney representing Restoration Church, presented the application. Pastor Nathan Gagne and a representative from NH CORR were also present. Mr. Swiniarski explained there are no external changes to the site, only internal renovations will take place.

Kim Bock, a representative from NH Coalition of Recovery Residences (NH CORR), discussed the process that Restoration Church will have to go through in order to become certified with NH CORR. Mr. Bock explained their role in the process, and discussed how long they will have to be running before they will become certified.

Mr. O'Connor opened the public hearing.

Briean Lytle of 118 Walnut Street questioned the septic and well on the property. Ms. Lytle stated she worked at that location when it was a hair salon and there were constant issues with water running low. Mr. Swiniarski stated that he is unsure about the well but will look into it.

George Pelletier of 119 Walnut Street, discussed the water issues and how water has been brought to that area independently for many years. Mr. Pelletier asked about any certifications by a state agency and if there is state or federal oversight on the property? Ms. Bock explained that Restoration Church is an independent nonprofit but is constantly having to report to the state in order to receive any grants or funding. Mr. Swiniarski explained that the state registration requires certification.

Mr. Pelletier asked if the special exception they received at the Zoning Board of Adjustment requires the business to have professional workers. Mr. Swiniarski explained that there are counselors living on site as peer leaders. Mr. Pelletier asked for clarification if it is peer to peer or employees. Pastor Nathan Gagne explained that the model is peer to peer for Phase I, and as the home grows there will be employees for Phase II.

Ms. Lytle asked about security on the property or if they will be relying on the City of Rochester services? Pastor Nathan explained that the people in recovery that are living at this facility are working full time and are there because they need to be held accountable in order to stay sober and be successful in life. Ms. Bock discussed the process and the people that qualify to live in the facility.

Mr. Grant discussed the special exception process and the need for registration with the state. Mr. Grant asked if the registration can be received in advance. Ms. Bock explained the facility has to earn the certification, as there is no registration/license with the state for this type of facility.

Mr. Goldthwaite requested one handicap spot.

Mr. Wilder discussed the House Bill 377 and the process that the facility has to follow. Mr. Wilder explained that this is new to a lot of people and they need to be code compliant and get permits through the State Fire Marshall as well as anything that is needed within the City. Mr. Wilder discussed the variance the facility is actively getting through the Fire Marshall in order to operate.

Mr. Boudreau requested a copy of the house rules once they are finalized.

Mr. Goldthwaite made a motion to approve the application with the conditions to provide a copy of the house rules to the Police Department, have an ADA Compliant parking space, make sure there is adequate water supply, and receive the variance from the State Fire Marshall. Mr. Boudreau seconded the motion. The motion carried by a unanimous voice vote.

V. Adjournment

Mr. Boudreau made a motion to adjourn the meeting at 2:59 p.m. Mr. Goldthwaite seconded the motion. The motion carried by a unanimous voice vote.

Respectfully submitted,

Ashley Greene
Administrative Assistant II