

**City of Rochester Planning Board**  
Monday August 5, 2013  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on August 19, 2013)*

Members Present

Nel Sylvain, *Chair*  
Derek Peters, *Vice Chair*  
Gregory Jeanson, *Secretary*  
Tim Fontneau  
James Gray  
Matthew Kozinski  
Mark Sullivan  
Dave Walker

Members Absent

Rick Healey

Alternate Members Present

Robert Jaffin

Staff: James Campbell, Chief of Planning  
Crystal DeButts, Planning Secretary

(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.)

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Mr. Sylvain called the meeting to order at 7:00 p.m.

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. Jaffin to vote for Mr. Healey

**IV. Communications from the Chair**

None

**V. Chapter 42 Public Input**

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Doris Gates of 78 Dry Hill Road asked the Planning Board to reconsider their vote to change the parcel on Chesley Hill Road from Residential-1 to Residential-2. Mrs. Gates shared examples of a few projects in the City that have not been completed as they were proposed to the Planning Board.

Greg DeNobile of Chesley Hill Road stated he still had some questions for Mr. Campbell and would like more clarification to help with future generations.

Lou Archambault of Chesley Hill Road stated the residents of his neighborhood have requested over and over not to change the zoning. Mr. Archambault stated the Board needs to come together and be united in their decisions.

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## **VI. Approval of minutes**

### **A. July 15, 2013 – Workshop Meeting**

*A motion was made by Mr. Gray and seconded by Mr. Walker to approve the July 15, 2013 meeting minutes. The motion carried unanimously.*

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## **VII. Continued Applications**

### **A. GTM Properties**

Christopher Berry of Berry Surveying and Engineering stated he had attended the TRG meetings and had been before the Board a couple times with the project to construct an 8,000 square foot Family Dollar. Mr. Berry stated he had taken into consideration the recommendations from the TRG, the Planning Board and abutters and made the appropriate changes.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Campbell stated the new Deputy Fire Chief brought up a few concerns with the plans, stating he [the Deputy Fire Chief] wants to ensure there is ample space for the Fire Department.

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

The project will return to the Planning Board on August 19, 2013

### **B. 17 Glenwood Avenue, LLC**

Rick Lundborn of Norway Plains Associates explained the proposal to construct 24 one bedroom elderly housing units.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Walker asked if it would be possible to open the Allen Street access.

Mr. Lundborn stated the TRG staff was not receptive to the idea.

Mr. Peters questioned whether or not to include an age restriction in the notice of decision.

Mr. Lundborn stated he didn't believe that would be unfair as the owner has presented the project as elderly housing.

Mr. Sylvain clarified with Mr. Lundborn that his client is proposing housing for residents 62 years old and older.

Mr. Lundborn stated yes that is correct.

*A motion was made by Mr. Gray and seconded by Mr. Jeanson to close the public hearing and approve the application. The motion carried 8 to 1. Mr. Walker opposed.*

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## **VIII. New Applications**

### **A. Vickery Stables, LLC & Paul & Samantha Kusnierz**

Rick Lundborn of Norway Plains Associates presented the plans for a lot line revision to add 10.01 acres from Lot 10-11 to Lot 10-5.

Mr. Lundborn explained his clients want to shut down the stable and sell the smaller Lot which will include the stable.

Mr. Sylvain opened the public hearing.

No one came forward.

There was some discussion regarding the stable.

*A motion was made by Mr. Gray and seconded by Mr. Peters to close the public hearing and approve the application. The motion carried unanimously.*

Mr. Sylvain recessed at 7:50pm

Mr. Sylvain called the meeting back to order at 8:00pm

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## **IX. Review of Chapter 42**

Mr. Peters questioned the issue with some of the definitions being vague.

Mr. Campbell stated he would clarify them.

Mr. Sylvain asked if anyone had any other changes they wished to make.

Mr. Campbell stated he needed to fix the definition for manufactured housing and then adjust the table of uses.

## **X. Other Business**

### **A. Surety release for Studley Home, Inc**

Mr. Campbell stated the City retained \$500 from the original surety for seeding.  
Mr. Campbell said everything is now complete at the site.

*A motion was made by Mr. Gray and seconded by Mr. Jaffin to release the surety in the amount of \$500 plus interest. The motion carried unanimously.*

### **B. Surety release for Peaslee Road**

Mr. Campbell stated the City was waiting for removal of the silt fencing and that has now been completed.

*A motion was made by Mr. Peters and seconded by Mr. Walker to release the surety in the amount of \$1,800 plus interest. The motion carried unanimously.*

### **C. Surety release for Rochester Pediatrics**

Mr. Campbell stated the as builts have been received and all the landscaping has been done.

*A motion was made by Mr. Peters and seconded by Mr. Walker to release the surety in the amount of \$15,000 plus interest. The motion carried unanimously.*

Mr. Sullivan questioned the ordinance for impact fees.

Mr. Fontneau stated the ordinance had been approved, but the fee schedule has never been completed.

Mr. Sullivan suggested finishing the fee schedule.

The Board was in agreement to work on the schedule after the Comprehensive Rezoning is complete.

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## **XI. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Gray to adjourn at 8:22 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary