

**City of Rochester Planning Board**  
Monday October 7, 2013  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on October 21,2013)*

**Members Present**

Nel Sylvain, *Chair*  
Derek Peters, *Vice Chair*  
Gregory Jeanson, *Secretary*  
Tim Fontneau  
Rick Healey  
Robert Jaffin  
Matthew Kozinski  
Mark Sullivan  
Dave Walker

**Members Absent**

**Alternate Members Present**

Charles Grassie,Jr. (arrived at 7: 02pm)  
James Gray

Staff: James B. Campbell, Chief Planner  
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**

No alternates were needed.

**IV. Communications from the Chair**

There were no communications from the Chair.

**V. Chapter 42 Public Input**

No one came forward for public input.

## **VI. Approval of minutes**

### **A. September 16, 2013 – Workshop Meeting**

*A motion was made by Mr. Peters and seconded by Mr. Walker to approve the September 16, 2013 meeting minutes. The motion carried unanimously.*

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## **VII. Green Infrastructure Grant for NH Coastal Watershed Communities**

Gretchen Young of Public Works stated the City would like to get the Planning Boards support to apply for phase II of the Green Infrastructure Grant.

Ms. Young explained the benefits of the Green Infrastructure Grant would be groundwater recharge, reuse of storm water, improved water quality, improved natural habitat beautification of neighborhoods and roads, increased property values and reduced time to sale, reduced heating and cooling costs, local job creation for operations and maintenance, and reduced municipal cost.

Mr. Walker asked where the grant money comes from, and if the EPA is involved.

Ms. Young stated the grant is funded through the National Estuarine Research Reserve System Science Collaborative, and to her knowledge the EPA is not involved.

Mr. Sullivan asked if the grant would cover the labor cost.

Ms. Young stated they would be able to hire a consultant to assist the City.

Mr. Jaffin stated he believes this is a great time to be doing research on this topic.

*A show of hands vote was conducted resulting in six (6) to two (2) in favor of support. A letter will be drafted and sent on to the City Council.*

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## **VIII. Extensions/Continued Applications**

### **A. Abiquia, LLC**

The application for extension was withdrawn at the request of the applicant.

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## **IX. Final review of Chapter 42**

Mr. Sylvain stated the Board had received an email from Richard and Sue Bickford of Old Ox Road requesting that the Board change their lot from Agricultural back to Residential-1.

*A motion was made by Mr. Fontneau and seconded by Mr. Peters to change the parcel back to Residential-1. The motion carried unanimously.*

Mr. Walker asked if any decisions had been made at the last meeting regarding the Ramsey property.

Mr. Peters informed Mr. Walker the discussion had been tabled until the Board could get more information. Discussion ensued regarding the Deed for the Ramsey property.

Mr. Campbell stated he had adjusted the dimensional standards table for multifamily and three (3) and four (4) family housing and also adjusted the definition second hand dealers.

*A motion was made by Mr. Walker and seconded by Mr. Kozinski to use the recommendations from City staff for the dimensional standards table for multifamily and three (3) and four (4) family housing. The motion carried unanimously.*

Mr. Fontneau stated after all the work that has been done to Chapter 42, he believes it is definitely in the best interest of the City, even if everyone doesn't agree with all the changes.

Mr. Sylvain thanked everyone for all their hard work on Comprehensive Rezoning.

*A motion was made by Mr. Walker and seconded by Mr. Healey to send the Comprehensive Rezoning package to the City Council. The motion carried unanimously by a roll call vote.*

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## **X. Other Business**

### **A. Release of surety for Map 142 Lot 16, Map 117 Lot 2-2, Map 131 Lot 62-2, Map 215 Lot 61, Map 210 Lot 53, Map 216 Lot 67, Map 115 Lot 27, Map 240 Lot 46&47, Map 241 Lot 20, Map 230 Lot 19**

Ms. Young stated the as-built was submitted for Map 216 Lot 67 (Elmo Lane) to the Planning Department in 2008 and the landscaping and all other on-site items have been completed, however the improvements to the road have not been done.

Mr. Walker asked if the owner intends to complete the road work.

Ms. Young stated in her conversation with the owner, he doesn't want to do any further work to the site.

Mr. Walker stated the applicant would need to come before the Board and request an amendment to the approved site plan.

Mr. Sylvain asked Mr. Campbell to contact Mr. Labidi to find out if he wishes to do an amendment.

*A motion was made by Mr. Peters and seconded by Mr. Walker to table the release of surety to the October 21<sup>st</sup> meeting. The motion carried unanimously.*

Ms. Young stated Map 241 Lot 20 (Sullivan Farm Road) was accepted, but the plan was never recorded.

Ms. Young stated the City Attorney and the Assessor are working to locate the Deed.

*A motion was made by Mr. Walker and seconded by Mr. Healey to release the surety for Map 241 Lot 20 pending receipt of the Deed. The motion carried unanimously.*

*A motion was made by Mr. Walker and seconded by Mr. Peters to release the surety for Map 142 Lot 16, Map 117 Lot 2-2, Map 131 Lot 62-2, Map 215 Lot 61, Map 210 Lot 53, Map 115 Lot 27, Map 240 Lot 46&47, and Map 230 Lot 19. The motion carried unanimously.*

## **B. Miscellaneous business**

Mr. Sylvain asked Ms. Young for an update on the Anderson Lane project.

Ms. Young stated the sewer issues have been taken care of and the top coat of tar has been completed.

Ms. Young stated they were unable to fix the sidewalks and the off-site improvements were not able to be completed as all the money from the surety has been spent.

Mr. Jaffin asked to get an update on the water and sewer expansion project on Milton Road for the workshop meeting.

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## **XI. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:05 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary