

**City of Rochester Planning Board**  
Monday December 2, 2013  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on December 16, 2013)*

Members Present

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

Members Absent

Tim Fontneau, excused  
Charles Grassie, Jr., absent

Alternate Members Present

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 seated.

**IV. Communications from the Chair**

Mr. Sylvain reminded the Board of the upcoming retreat on December 11<sup>th</sup>.

Mayor Jean addressed the Board to thank them for all their hard work on Comprehensive Rezoning. He went on to state the City Council will most likely start working on it at their workshop meeting in December and they are hoping to pass it in early 2014 in order to minimize the amount of time the City has two (2) Zoning Ordinances in effect.

## **V. Approval of minutes**

### **A. November 4, 2013 – Workshop Meeting**

*A motion was made by Mr. Walker and seconded by Mr. Jeanson to approve the November 4, 2013 meeting minutes. The motion carried unanimously.*

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## **VI. New Applications**

### **A. Textile Tapes Corporation, Lot Line Revision**

Richard Lundborn, Civil Engineer with Norway Plains Associates stated his clients were proposing a lot line revision in order to make the lot line parallel to the proposed building expansion, allowing it to be square.

Mr. Sylvain opened the public hearing.

No one came forward to speak.

*A motion was made by Mr. Peters and seconded by Mr. Healey to close the public hearing and approve the lot line revision. The motion carried unanimously.*

### **B. Textile Tapes Corporation, Site Plan**

Mr. Lundborn stated his clients are proposing the first of what they hope to be several additions.

Mr. Lundborn explained the plan for the 5,500 square foot addition to the existing 21,073 square foot manufacturing building.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Peters asked if the number of parking spaces will be ample for the number of employees.

Mr. Lundborn stated yes.

Mr. Walker asked what the distance will be to the new lot line from the addition.

Mr. Lundborn stated it would be within ten (10) feet.

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

### **C. Amazon Park**

Steve Haight of Haight Engineering stated his client wants to put in water service to Amazon Park.

Mr. Haight stated there is an existing well on site; however the State has requested they get an auxiliary water service.

Mr. Haight also stated they have gone to the City Council and the Public Works Committee and received positive recommendations from both, as well as from the Conservation Commission as 1,601 square feet of wetlands will be temporarily impacted.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Campbell stated the applicant worked well City staff, stating any recommendations that were made the applicant has done.

Mr. Peters asked if about the connection with the City of Somersworth.

Mr. Haight explained the line is from Rochester; however the water comes from Somersworth.

Mr. Peters asked how many homes need to be serviced.

Mr. Haight stated there are 96 homes plus the clubhouse.

Mr. Sylvain asked how much it would cost to tie into the waterline on Old Dover Road.

Mr. Haight stated they estimated it would be around a half million dollars.

Discussion ensued regarding the existing wells.

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

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## **VII. Other Business**

### **A. Glenwood Manor, 23 Glenwood Avenue**

Mr. Campbell stated the Board approved the elderly housing project in August; however the funding for 62 and over the applicant applied for did not come through.

Mr. Campbell stated the applicant is now asking for a modification to allow 55 and older.

Richard Lundborn of Norway Plains Associates stated it will still be elderly housing under the City Zoning Ordinance.

Mr. Sylvain stated his concern is what has been going on with elderly housing in the City, and he wants to make sure no one under the age of 55 will be living there.

Mr. Walker stated his issue before was with the traffic. He suggested looking into having an access onto Allen Street.

Mr. Lundborn explained the units will still be one bedroom, so the amount of traffic should not increase.

Mr. Peters agreed it must be clearly stated in the notice of decision the housing is for ages 55 and older.

Mr. Peters suggested making it a right turn only coming out of Glenwood Avenue.

Mr. Jaffin also expressed his concern with dropping the age from 62 to 55 because of increased traffic.

Mr. Lundborn stated the project went to the Technical Review Group and traffic never came up as an issue.

Mr. Healey suggested the City look into opening the access to Allen Street to alleviate a lot of the problems.

Mr. Campbell stated he looked back through the notes and found the traffic data that was collected and pointed out the information was based on ages 55 and older, not 62 and older.

Mr. Peters questioned who would be managing the facility.

David Lamouix the property owner stated it hadn't been decided yet, however it would most likely be him as he manages other properties in the City.

Mr. Sylvain stated the notice of decision will say the modification is approved for 55 and older and if there are to be any changes in the future the applicant will have to come back to the Planning Board for approval.

*A motion was made by Mr. Peters and seconded by Mr. Healey to approve the modification with the condition the applicant have the Public Safety Commission check into making Glenwood Avenue a right turn only. The motion carried. Mr. Walker opposed.*

#### **B. Release of surety for Elmo Lane**

Mr. Campbell explained to the Board the City is holding two sureties for the project on Elmo Lane, one for landscaping and as-builts, and the other for the road.

Mr. Campbell stated the Planning office has received the as-builts and the landscaping is complete.

*A motion was made by Mr. Peters and seconded by Mr. Healey to release \$7,000 plus interest. The motion carried unanimously.*

#### **C. Miscellaneous**

Mr. Campbell informed the Board that the City Attorney has addressed the two surety issues.

Mr. Campbell stated the first surety issue where the developer died, Attorney Wensley suggested contacting the Probate Court to find out if there is a will.

The second surety issue with the bank going out of business that issued the check, Attorney Wensley suggested either contacting the banks successor or turn it over to the State as unclaimed money.

*A motion was made by Mr. Sylvain and seconded by Mr. Walker to send the money to the banks successor. The motion carried. Mr. Sullivan opposed.*

The Board reviewed the draft 2014 meeting schedule.

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the 2014 meeting schedule. The motion carried unanimously.*

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### **VIII. Adjournment**

*A motion was made by Mr. Peters and seconded by Mr. Walker to adjourn at 8:00 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary