

City of Rochester Planning Board
Monday February 3, 2014
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 24, 2014)

Members Present

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

Members Absent

Tim Fontneau, absent
Derek Peters, excused

Alternate Members Present

Charles Grassie, Jr.
James Gray

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.)

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

The Planning Secretary conducted the roll call.

III. Seating of Alternates

Mr. Grassie to vote for Mr. Fontneau

IV. Communications from the Chair

There were no communications from the Chairman.

V. Approval of minutes

A. January 27, 2014 – Workshop Meeting

A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the January 27, 2014 meeting minutes. The motion carried unanimously.

VI. Discussion of Turn Lane on Milton Road

Mr. Campbell stated the City Engineer, Ms. Young was unable to attend the meeting, however she did inform Mr. Campbell that Public Works has put in a request for funds for Fiscal Year 15 CIP to look at the comprehensive project to come up with a conceptual plan from Route 202 up. Once there is a plan in place then the City will have a better idea of how much money to collect from new construction for off-site improvements and exactions.

Mr. Sylvain asked what the timeframe would be.

Mr. Campbell stated it can be discussed at the workshop meeting.

Mr. Sullivan suggested Public Works use the current fiscal year funds for the study.

Mr. Campbell stated he would discuss that with Ms. Young.

VII. New Applications

A. Joyful Garden Day Care Center

The applicant Tina Weaver thanked the Board for taking the time to review her application to change from a home day care to a day care center.

She stated she has been providing child care in her home since 2001 and would like to grow to a full day care center which will allow her to have 12 full time children and 5 part time children; however she stated that she due to issues with fire codes she wishes to eliminate the request for the additional 5 part time children.

Ms. Weaver explained the reason she wants to expand is due to caring for her grandchildren which has taken up some of her income.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Walker asked how many staff members there would be and the number of parking spaces there are.

Ms. Weaver stated there is one staff member plus herself and there are 4 parking spaces.

Mr. Walker stated his concern with congestion in the street due to the number of children being dropped off and picked up.

Ms. Weaver stated the drop off hours run between 7:00am to 9:00am and pick up times run from 3:00pm to 5:30pm, stating they're two (2) hour periods and there are rarely more than two (2) parents there at one time.

Mr. Jeanson asked Mr. Jaffin if traffic was an issue discussed at the TRG meeting.

Mr. Jaffin stated no, no one had any concern with traffic.

Mr. Sylvain asked for clarification regarding the location of Ms. Weaver's home on Thomas Street.

Ms. Weaver stated her house is located passed Yvonne Street, on the dead end section of Thomas Street.

Mr. Campbell stated there were no staff concerns, however it will be written in the notice of decision that Ms. Weaver is limited to no more than twelve (12) children and if she wishes to increase the number she will need to go before the Planning Board for approval.

A motion was made by Mr. Healey and seconded by Mr. Jaffin to close the public hearing and approve the Day Care Center application as presented. The motion carried unanimously.

B. David Thayer

Richard Lundborn, Civil Engineer with Norway Plains Associates stated he was representing Mr. Thayer for the gravel excavation.

Mr. Lundborn explained the applicant would like to excavate the existing ledge and overburden to the rear of the parcels to create lots that are more conducive to commercial development.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Campbell stated the project has received all the necessary sign offs from City departments, however the applicant still needs to file an Intent to Excavate with Assessor's office.

Mr. Campbell stated the applicant is also requesting a waiver from section 50.8(c)(2)(A) of Chapter 50 "Stormwater Management and Erosion Control". This section requires that there be no increase in rate or volume of post development stormwater runoff.

A motion was made by Mr. Walker and seconded by Mr. Jeanson to close the public hearing. The motion carried unanimously.

A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the application and the waiver request as presented. The motion carried unanimously.

C. Dana & Shirley Copp 1985 Trust & Great Woods Development, LLC

Richard Lundborn, Civil Engineer with Norway Plains Associates stated he is representing the applicants.

Mr. Lundborn stated the lot line revision is to allow the two (2) lots to have their own driveway.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Campbell stated the project had received all the sign offs needed from City staff, however Public Works would like the applicants to get a driveway permit.

A motion was made by Mr. Jeanson and seconded by Mr. Healey to close the public hearing and approve the application as presented. The motion carried unanimously.

VIII. Other Business

A. Performance Guarantee Language

The Board reviewed the language to be used in the notice of decisions.

Mr. Gray suggested changing the word “may” to “will” in the last sentence for “construction cost estimate”, and put the way cost estimates are based on in order; such as NHDOT weighted averages, industry standards, and contractor estimates.

A motion was made by Mr. Walker and seconded by Mr. Jaffin to make the changes as suggested by Mr. Gray to the language for “Construction Cost Estimates”.

Discussion ensued regarding the language for cost estimates.

A motion was made by Mr. Walker and seconded by Mr. Jaffin to amend the earlier motion to include City Standards to the language for Construction Cost Estimates. The motion carried unanimously.

Mr. Sylvain asked the Board if there were any issues with proposed language for Performance Guarantee.

A motion was made by Mr. Walker and seconded by Mr. Healey to approve the changes as presented. The motion carried unanimously.

B. Other

Mr. Campbell informed the Board Groen Builders will be giving a tour of their new building on Washington Street on Monday February 10th at 5:00pm.

Mr. Walker asked if Mr. Campbell had any updates regarding grants for the railroad crossing on Glenwood Avenue.

Mr. Campbell stated he has a few more grants that he’s looking into.

IX. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Jeanson to adjourn at 7:45 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary