

City of Rochester Planning Board
Monday February 25, 2014
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on March 3, 2014)

Members Present

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

Members Absent

Gregory Jeanson, excused

Alternate Members Present

Charles Grassie
James Gray
Fred Leonard
Thomas Willis

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. Jeanson

IV. Communications from the Chair

Mr. Sylvain welcomed Mr. Willis and Mr. Leonard as Alternate members of the Planning Board

V. Opening Discussion/Comments

A. Public Comment

None

B. Discussion of general planning issues/discussion with the City Engineer regarding a turn lane on Milton Road

Ms. Young, City Engineer stated she and Mr. Campbell have been in discussion regarding the potential development and a need for a turn lane on Milton Road.

She stated there has also been some discussions about bringing the sewer lines out there.

Ms. Young stated Peter Nourse, Director of Public Works has put \$35,000 into the CIP for a corridor analysis to see what the project would like and how much it would cost.

Mr. Sylvain asked what the time frame would be in order to determine how to get fees and exactions from the developers.

Ms. Young stated to her knowledge there aren't any large projects coming at this time and Mr. Nourse doesn't have the funds in the current budget to do the analysis right now.

She went on to say Mr. Campbell suggested writing a letter of support either from the Planning Department or the Planning Board.

Both Mr. Fontneau and Mr. Peters recommend sending a letter of support to the City Council.

Mr. Sylvain asked Mr. Campbell to get a letter ready for the Council meeting on Tuesday evening.

Mr. Grassie asked if this project was in the Master Plan, and stated if it wasn't then it needs to be included.

Mr. Sylvain stated he would check into it.

VI. Approval of minutes

A. February 3, 2014 – Regular Meeting

A motion was made by Mr. Walker and seconded by Mr. Healey to approve the February 3, 2014 meeting minutes. The motion carried unanimously.

VII. Continued Applications

A. City of Rochester School Department

Lance Whitehead of Lavallee/Brensinger Architects stated after they took all the input from the last Planning Board and they are now back with revised plans.

Mr. Whitehead stated they have worked closely with abutter to ensure their concerns were met. He went on to say the access road will now be located further away from the abutter's property, it has been regarded to bring the grades down to have less of an impact on the abutter's property.

Mr. Whitehead stated they have worked with the abutter in regards to a six (6) foot high fence.

Mr. Whitehead stated they have included two (2) rain gardens to the front of the site as Public Works had requested they be added to further help with the drainage on the site.

Mr. Sylvain stated the public hearing was still open.

No one came forward.

Mr. Campbell stated the Engineer and Architect have been very responsive to the staff's concerns and at this point the City staff is satisfied.

Mr. Peters questioned the number of parking pockets on the site.

Cory Belden of Altus Engineering stated the pockets had been requested by the school district for special events and future expansion.

Mr. Peters asked why there were so many different points of entrances and exits on the site.

Mr. Whitehead stated they are trying to separate the parent drop off area and the bus drop off area.

Mr. Sylvain asked how many HVAC units would be on the roof.

Mr. Whitehead stated there would be two (2) main units on the higher portion of the roof and two (2) units on the depressed section of the roof.

Mr. Sylvain asked if they will be concealed.

Mr. Whitehead stated they have not looked at shielding, however they will try to conceal as much as possible.

Mr. Sylvain suggested they get away from the gray color of the units so they blend more with the building.

Mr. Willis expressed his concern about runoff and drainage into the brook which will impact the neighboring homes on Crowhill Road.

Discussion ensued regarding drainage.

Mr. Campbell stated within thirty (30) days the Planning Department will send a letter to the applicant highlighting the concerns of the Planning Board.

B. Pease Development Authority

Stephen Berardo of Jacobs Engineering stated they had addressed some of the concerns of the Board from the previous meeting.

He went on to say they looked into shifting adding more of a shield to the bulbs, however the FAA will not allow that.

Mr. Berarda went on to explain the elevation of the light poles and lights. He stated Pease Development Authority has very little authority over it, as the FAA determines the height.

Mr. Sylvain stated the public hearing was still open.

Judy Bress of 271 Rochester Hill Road stated she lives directly across the road from the airport. She went on to express her concern with the height of the lights and being on the same frequency as Concord Airport.

James Bress of 271 Rochester Hill Road stated the Board should not take any action on this project as he believes an independent environmental study should be done.

Mr. Campbell clarified the Planning Board will not be taking any action on this project as it is a Government agency and they do not have to abide by the City's Zoning Ordinance.

Mr. Sylvain explained to the Board that Mr. Ortmann had taken him up in his plane and they flew to Concord so that Mr. Sylvain could see firsthand how the lights work. He stated his original opinion had changed as he saw the runway lights really didn't impact the surrounding area.

Discussion ensued regarding the height of the lights and the possible impact on the neighboring homes.

Maria Stowell, Pease Development Authority Engineer explained the easement request on a small piece of City land where they need to cut trees down to the surface.

She went on to say PDA understands they are asking for an easement at the entrance to a business park, so they do want to work with City staff to make sure a welcome sign will still be able to be installed.

Ms. Stowell went on to say they are requesting a no cost conveyance.

Mr. Fontneau asked if there will be any shrubs planted or if will be just grass.

Ms. Stowell stated they may be able to negotiate low growing shrubs.

Mr. Sylvain stated they need to make sure the entrance to the business park looks presentable in order to draw in more businesses.

Mr. Sylvain clarified PDA will be covering the cost of the plantings.

Mr. Sylvain called a recess at 8:18pm

Mr. Sylvain called the meeting back to order at 8:30pm

VIII. New Applications

A. Waterstone Retail, Inc.

Josh Levy of Waterstone Retail gave an overview of what his firm does. He stated they are primarily a shopping center developer and they work on projects from start to finish.

Kenneth Mavrogeorge of Tighe & Bond stated the project is going to be roughly 300,000 square feet, they had originally been before the Board in 2011 and they now have an updated plan.

Mr. Mavrogeorge went on to say they have met with the City multiple times over the last two (2) months and have taken staff's comments into account.

Mr. Campbell stated at this time the City has no comments.

Mr. Peters asked if there were any plans to add benches to the green spaces.

Mr. Mavrogeorge stated at this time landscaping and amenities are unknown.

Mr. Sylvain asked if there would be any bus stops.

Mr. Mavrogeorge stated there will likely be one (1) bus stop.

Mr. Willis asked if any traffic studies were going to be done for the loop road.

Mr. Mavrogeorge stated at this time there aren't being any studies recommended.

Mr. Sullivan asked if there were any comments from TRG regarding poor drainage.

Mr. Mavrogeorge stated they are looking into areas where they can create stormwater management.

Mr. Sylvain stated he would like to see low landscaping at the end of the lanes so not to obstruct drivers view.

IX. Other Business

Mr. Campbell reminded the Board they will be reviewing the Land Use Chapter at the next meeting on March 3rd.

Mr. Walker stated an issue was brought up at the Safety Committee meeting that someone on Patton Street had built a six (6) foot high fence and it is blocking the sight of a neighboring driveway making it very difficult and dangerous for the homeowner to back out of the driveway.

Mr. Walker suggested there be language put in the Ordinance to prevent this in the future.

Mr. Sylvain stated they will look at this topic during the March 3rd meeting.

X. Adjournment

A motion was made by Mr. Peters and seconded by Mr. Walker to adjourn at 8:57 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary