

City of Rochester Planning Board
Monday May 20, 2013
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on June 3, 2013)

Members Present

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

Members Absent

Rick Healey, excused
Gregory Jeanson, excused

Alternate Members Present

Robert Jaffin

Staff: James 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.)

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

The Planning Secretary conducted the roll call.

Seating of Alternates

Mr. Jaffin to vote for Mr. Healey

IV. Communications from the Chair

None

V. Opening Discussion/Comment

A. Public Comment / Public Input for Chapter 42

Greg DeNobile of Chesley Hill Road came forward and stated he had attended the meeting between the Chesley Hill residents and the developers of the proposed multi family housing and Attorney Malcolm McNeill. He stated there was talk of Karen Pollard, Deputy City Manager, and Director of Community Development

doing a presentation on what would be good for the City. Mr. DeNobile asked if it would be possible to have a question and answer period following the presentation.

Mr. DeNobile questioned if there would be protective covenants put in place if the parcel on Chesley Hill Road is rezoned.

Mr. Sylvain stated when the time comes the City Attorney along with Attorney McNeill will be involved to assist with the language for the notice of decision.

Lou Archambault of Chesley Hill Road came forward to state he had attended the meeting held with the Chesley Hill Road developers. He went on to say he believes there is pressure coming from somewhere to get the zoning changed and the multi family development built.

Robert Gates of Dry Hill Road came forward to speak about the Green Infrastructure item on the meetings agenda. He stated he had concerns in regards to storm water falling on impervious pavement. He went on to question who will be paying for this, the homeowner or someone else. Mr. Gates also asked how much the project would cost the taxpayers of Rochester and how many more employees would need to be hired.

Attorney Malcolm McNeill representing DVM Properties thanked the Board for suggesting the meeting with the residents of Chesley Hill Road and his clients. He stated he felt it would be very important that any approval for the proposed project have protective covenants in place. Attorney McNeill stated the units closer to the street can be moved further into the development, and there is a large area in the front of the parcel that cannot be developed due to its wetlands.

Mr. Peters asked if the lot right in front of the development is a private residence.

Attorney McNeill stated he wasn't sure.

Jan Witherell-Watson of Chesley Hill Road came forward stating the lot Mr. Peters was referring to was her home. She stated after seeing Attorney McNeill's proposal she is concerned about what may be in her backyard.

Doris Gates of Dry Hill Road came forward stating he had also attended the Chesley Hill Road meeting and stated she thought it was in poor taste of the developer to purchase a parcel of land that is zoned Residential-1, and instead of going before the Zoning Board of Adjustment to get a variance they decided to come before the Planning Board while they are working on Comprehensive Rezoning.

Tom Kaczynski came forward to speak about multi family housing in general, stating he believes there are many problems with multi family homes in the City, and certain neighborhoods even need to have police presence.

Frank Chiaramitaro of Rochester Hill Road thanked the Board for taking his recommendations into consideration. He went on to talk about the setback requirements for in the Residential-2 zone and his concern with the pavement being able to extend to the lot line. He questioned if it was appropriate to allow a large parking lot to extend to the property line of a single family home.

Ralph Sanders of Norman Street came forward to ask if the Chesley Hill Road project would be required to have sidewalks.

Mr. Sylvain stated that issue had been discussed at the meeting and yes, they would need to put sidewalks in.

A motion was made by Mr. Peters and seconded by Mr. Walker to close public input. The motion carried unanimously.

VI. Approval of minutes

A. May 6, 2013 – Regular Meeting

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the May 6, 2013 minutes with correction to a typo made. The motion carried unanimously.

VII. Green Infrastructure Discussion – Storm Water Management

Gretchen Young, City Engineer stated she was speaking on behalf of Elena Engle, Community Development Specialist.

Ms. Young explained that green infrastructure is an approach that integrates stormwater management into the developed landscape by capturing and managing runoff close to its source while providing other benefits such as groundwater recharge or reuse of stormwater.

Ms. Young stated the plan is to revise city documents to reflect current goals and objective for water quality, non-point source pollution and stormwater management. To identify hot spot within the City, and catalogue drainage reports so they can be utilized properly.

Mr. Walker asked where the grant was coming from.

Ms. Young responded it is from the National Estuarine Research Reserve System, UNH received this grant source and has partnered with several organizations on this grant.

Mr. Walker stated the Board should make sure it's not from the Government or the EPA.

Mr. Fontneau stated he would like to know if there are any strings attached to the grant.

Mr. Campbell informed the Board he has used grants from this organization in the past and has never had a problem.

Mr. Sylvain asked Ms. Young to forward a copy of the grant application and all the information on to the board for their review.

8:13pm recess

8:23pm the meeting was called back to order.

IX. Extension/Continued Applications

A. Presidential Estates, Fillmore Boulevard

Matthew Peterson representing Highfield Homes stated they have addressed all the issues the Department of Public Works had; the only thing that is still outstanding is the waiver for drainage.

Mr. Peterson stated Monroe Drive will be a private road and they are asking to be allowed to use wooden guardrails instead of metal ones.

Mr. Sylvain opened the public hearing.

No one came forward.

Mr. Sylvain asked what the size of the guardrails would be.

Mr. Peterson responded the posts would be 6x8 and the rails would be double 4x6.

Mr. Fontneau questioned who would be responsible for plowing the city's right of way on Monroe Drive.

Mr. Peterson stated he believed the developer would maintain the entire road.

A motion was made by Mr. Fontneau and seconded by Mr. Peters to close the public hearing, and approve the site plan, the waiver for drainage and the wood guardrails. The motion carried unanimously.

X. Review of Chapter 42

Mr. Peters questioned the petition for North Main Street the Board had received, stating there were a lot of inconsistencies.

Mr. Peters stated he understood what the residents are trying to do, but they should have the correct information.

Mr. Peters recommended that Mr. Campbell contact Councilor Hynes to inform him the information on the petition is incorrect.

Mr. Sylvain asked the Board if they would be comfortable allowing the public to ask Ms. Pollard questions after her presentation.

It was the consensus of the Board that all questions should be directed to the Chair.

Mr. Peters stated in regards to the Chesley Hill parcel, the public should know that would not be spot zoning.

Mr. Sylvain stated he thought the Board had cleaned up the map where there was spot zoning.

Mr. Fontneau stated he agreed with Mr. Chiaramitaro's comments regarding setbacks and the density rings, stating the Board may want a different setback outside the compact zone than inside the compact zone.

Mr. Sylvain agreed, stating the side setbacks are way too small.

Mr. Gray stated the side setbacks should be dealt with in the site review.

Discussion ensued regarding changing the wording to some of the new text.

XI. Other Business

A. Recommendation of Kenn Ortmann for reappointment to Strafford Regional Planning Commission

A motion was made by Mr. Peters and seconded by Mr. Fontneau to reappoint Kenn Ortmann to Strafford Regional Planning Commission. The motion carried unanimously.

XII. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 9:41pm. The motion carried unanimously.

Respectfully submitted,

Crystal DeButts,
Planning Secretary