

City of Rochester Planning Board
Monday April 16, 2102
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on May 7, 2012)

Members Present

Nel Sylvain, *Chair*
Tim Fontneau, *Vice Chair*
Gloria Laroche, *Secretary*
James Gray
Rick Healey
Stephen Martineau
Derek Peters
Mark Sullivan
Dave Walker, *Councilor*

Alternate Members Present

Robert Jaffin
Matthew Kozinski

Alternate Members Absent

Gregory Jeanson, *excused*

Staff: Kenn Ortmann, *Planning Director*
Marcia J. Gasses, *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.

Communications from the Chair

Mr. Sylvain asked everyone to stand for a moment of silence for fallen Greenland Police Chief, Michael Maloney and the four officers shot on April 12, 2012, including Rochester Detective Jeremiah Murphy.

Mr. Sylvain reminded board members of the LGC "Right to Know" workshop that would take place on Thursday April 19, 2012 at the Somersworth City Hall.

Opening Discussion /Comments

A. Public Comment

Gregg DeNobile of Chesley Hill Road asked if the "Right to Know" workshop was open to the public.

Mr. Ortmann stated he would follow up for him on Tuesday.

B. Discussion of General Planning Issues:

None

Approval of Minutes for:

A. March 26, 2012

B. April 2, 2012

A motion was made by Mr. Walker and seconded by Mr. Peters to approve the March 26, 2012 and the April 2, 2012 meeting minutes. The motion carried unanimously.

Project Applications:

A. Timothy & Sally Fontneau, 1062 Salmon Falls Road. Extension to meet Precedent Conditions for two lot subdivision. Case # 241-9-A-11

Mr. Fontneau recused himself.

Mr. Jaffin to vote for Mr. Fontneau

Mr. Healey asked why there was a delay.

Mr. Fontneau explained that he was waiting to see what rezoning was going to allow. He had a barn on the lot which he would prefer not to tear down.

A motion was made by Mr. Gray and seconded by Ms. Laroche to grant an extension for one year.

B. Chamberlain Investments, Anderson Lane (by Jones and Beach Engineers). Amendment to approved 47 lot subdivision regarding: a) recreation facilities, b) clarifications about street trees, and c) questions regarding surety. Case # 118-51 & 119-100-A-12

Mr. Ortmann explained he had received a call from the engineer asking if we had received a letter from the developer, which the Planning Department had not. He suggested tabling the application with the requirement that abutters be renotified.

Mr. Sylvain opened the public hearing.

Angie Morgan explained to the board that they were building a house in Collins Circle. The proposed basketball court and play yard would be located directly behind their property and they were unaware of their existence when they chose the site for their home. The Morgan's did not want the basketball and play yard constructed behind their house.

A motion was made by Mr. Walker and seconded by Mr. Peters to table the application and renotify abutters. The motion carried unanimously.

C. Colby Footwear, Inc. Don Silberstein, 15-25 Oak Street (by Norway Plains Associates). Site plan for a 69,142 square foot two-story addition to an existing 30,372 square foot warehouse building. Case # 138-79 & 80-B2-R2-12 (*Public Hearing - Closed*)

Richard Lundborn of Norway Plains Associates gave an overview of the project.

Mr. Peters inquired whether the abutter had been asked if they were interested in a fence.

Mr. Lundborn stated that the abutter had been contacted and was not interested in a fence.

Mr. Walker asked when the bollards would be placed on the Route 125 side.

Mr. Lundborn stated that they had been addressed in the plans. The applicant had proposed using large boulders.

Mr. Fontneau questioned whether boulders would work or would something more permanent be needed.

A motion was made by Mr. Peters and seconded by Ms. Larochelle to approve the application with the use of boulders. The motion carried unanimously.

- D. Golick's Dairy Bar, 17 Sawyer Avenue and South Main Street** (by Norway Plains Associates) Site plan application for change of use of house on Lot 125-86 to open a seasonal ice cream shop, with parking to be located on adjacent Lot 125-85 (Care Pharmacy). Case # 125-86 & 85-B2-12 Public Hearing and Final Action
- E. Golick's Dairy Bar/Alan Golick and Lisa Thompson, 4 Gonic Road.** Change of use for an ice cream bar and office space in the former location of Rochester Stove Shop, and associated site improvements. Case # 132-45-B2-12 Postponement or Withdrawal

A motion was made by Mr. Peters and seconded by Mr. Walker to postpone agenda items D. and E. to May 7, 2012. The motion carried unanimously.

- F. Snecma SAFRAN Group/Albany international, Airport Drive** (by Norway Plains Associates). Site plan application to construct a 343,312 square foot manufacturing facility on a 49 acre tract, including 378 parking spaces and extensive site improvements, and lot line adjustment to remove new right of way from subject lot. Case # 242-6-12/A-12

Richard Lundborn of Norway Plains Associates described the 50 acre site. The proposed building would be used for the manufacture of fan blades and fan engines. The site would include 123 parking spaces in the front of the building. There would be a guard house for trucks accessing the site. Mr. Lundborn described the traffic pattern for trucks and workers and explained it would be under guard 24/7.

Mr. Lundborn described the stormwater control issues on the site and the gravel wetland area that would be constructed to control and treat.

Mr. Sylvain opened the public hearing.

No one spoke.

Mr. Sylvain brought the discussion back to the board and left the public hearing open.

Mr. Fontneau questioned the drainage due to the large amount of impervious surface.

Mr. Lundborn explained that there was a large swale in the back in addition to catch basin. The collected water would be transported to the gravel wetland. In addition there was a subterranean component to the system.

Mr. Lundborn stated that he would be attending a meeting on Thursday for the Alteration of Terrain Permit.

Mr. Fontneau asked what types of fuel would be used.

Mr. Lundborn stated the natural gas and electricity would be used.

Mr. Peters expressed that at the last meeting a concern about lighting was raised by an abutter.

Mr. Lundborn explained that it was over 1,800 feet through the woods to the nearest house.

Mr. Sylvain questioned where the dumpsters would be placed.

Mr. Lundborn explained that they would have a total of 4-5 compactors which would be used mostly for cardboard and fibers.

Mr. Sylvain questioned the amount of noise that would be generated by the operation.

Don Rhodes explained it would be the same as what Albany was producing.

Mr. Walker questioned snow storage on the site.

Mr. Lundborn explained that there would not be curbing so that the snow could be pushed off the lot.

Mr. Fontneau asked when the proposed completion time would be.

Mr. Lundborn explained it would be a approximate one year project and construction would begin as soon as they received permits.

A motion was made by Mr. Peters and seconded by Mr. Walker to accept the application as complete. The motion carried unanimously.

Mr. Lundborn stated that they would like to come back to the board for final action on May 7, 2012.

Mr. Peters asked where the project stood with Strafford Regional Planning.

Mr. Ortmann explained that they were looking at the drainage and stormwater because a stratified drift layer directs flows in the area of a Somersworth well.

Mr. Lundborn brought forward that DOT had not required a traffic light with the prior development but the light was done at that time to avoid having to place a bond at the time. They had been over prepared.

Mr. Sylvain asked that the applicant touch base with SUR regarding traffic control.

Cynthia Copeland of Strafford Regional Planning Commission stated to the board that the committee reviewing the application for any regional impacts had voted 3-0 that there was no substantial negative regional impact. The SRPC will be sending the minutes to the board.

The letter provided the board follows.

BARRINGTON
BROOKFIELD
DOVER
DURHAM
FARMINGTON
LEE
MADBURY
MIDDLETON
MILTON



NEW DURHAM
NEWMARKET
NORTHWOOD
NOTTINGHAM
ROCHESTER
ROLLINSFORD
SOMERSWORTH
STRAFFORD
WAKEFIELD

April 16, 2012

To: Rochester Planning Board
From: Cynthia Copeland, AICP
Re: Snecma SAFRAN Group/Albany International

Upon receipt of the applicant's drainage study, landscape and lighting plans, and with the addition of this information, and information received from the applicant's agent and members of the Strafford Regional Planning Commission Regional Impact Committee at their publicly noticed meeting of April 16th at 4:00 to 5:30pm, the Committee members reviewed the staff draft report, and upon further consideration the Committee members found on a 3-0 vote, with 1 abstention, that the project as proposed has no substantial adverse regional impact.

A copy of the report prepared for this project will be sent to the applicant's agent and the Rochester City staff and Planning Board as soon as revisions are complete.

Cynthia Copeland, Executive Director for
Mr. Edmund Jansen, Chairman
Strafford Regional Planning Commission
Regional Impact Committee

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Proposed rezoning of portions of two lots situated off Airport Drive, from Agricultural to Industry
2. Map 242 - Lot 5 and Map 242 - Lot 6 are both owned by the City of Rochester. The Planning Board is currently reviewing a site plan submitted by Snecma SAFRAN Group/Albany International for Map 242 - Lot 6.

Mr. Peters asked if the two lots equal 100 acres.

Mr. Ortmann explained that the zoning would encompass the rest of the property owned by the City of Rochester.

Mr. Ortmann stated that a vote to recommend needed a majority.

A motion was made by Mr. Walker and seconded by Mr. Gray to recommend the rezoning the remainder of lots 242-5 and 242-6 to Industry 2 from Agricultural. The motion carried unanimously.

Review of Surety & Inspection Information

Mr. Sylvain stated that there were no inspections in March.

Mr. Sylvain stated he would send a copy of the letter from the developer of Anderson Lane as soon as he received a copy of the letter. He explained the surety request is tabled until issues are resolved.

Ms. Larochelle mentioned the new notes column on the spreadsheet and requested an explanation of the note indicating they were waiting for feedback from Aloe Pines.

Mr. Ortmann explained he had spoken with representatives from the associations board and requested that they prepare a list prioritizing the issues to be resolved. He was waiting for their response.

Ms. Larochelle asked for an explanation of the letter to Severeno requesting status.

Mr. Ortmann explained they had initiated contact where the surety would be expiring in September.

Mr. Sylvain asked that Caroline Lewis, be thanked for her work on the spreadsheet.

Other Business

Mr. Sylvain asked who would be attending the LGC workshop on Thursday in Somersworth.

Mr. Ortmann explained they were putting together a workshop with all the boards for May 24th that would be held at the Frisbie Hospital Conference Center. Refreshments would be served from 6:00 to 6:30 p.m.

Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:10 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Planning Secretary