

City of Rochester Planning Board
Monday May 16, 2022
City Hall Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on June 6, 2022)

Members Present

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
Paul Giuliano
Don Hamann
Mark Sullivan
Dave Walker

Members Absent

A.Terese Dwyer, *excused*
Keith Fitts, *excused*
James Hayden, *excused*
Ashley Desrochers, *absent*
Michael McQuade, *excused*

Alternate Members Present

Matthew Richardson

Staff: Ashley Greene, *Administrative Assistant II*
Ryan O'Connor, *Senior Planner*

(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.)

I. Call to Order

Mark Collopy called the meeting to order at 6:30 p.m.

II. Roll Call

The recording secretary, Ashley Greene, conducted roll call.

III. Seating of Alternates

Mr. Collopy asked Matt Richardson to vote for Terry Dwyer.

IV. Approval of Minutes for April 4th, and 18th, 2022

Dave Walker made a motion to approve the minutes from April 4th and April 18th. Don Hamann seconded the motion. The motion carried by a unanimous voice vote.

V. Communications from the Chair

There were no communications from the Chair.

VI. Opening Discussion/Comments (up to 30 minutes)

A. Public comment

There was no one present from the Public for comment.

B. Discussion of general planning issues

There was no discussion of general planning issues.

VII. New Applications

A. [The City of Rochester, Dept of Public Works, 0 Cross Rd](#) (by Greenman-Pedersen, Inc.) Lot Line Revision Case# 203 – 29-4 – A – 22 **Public Hearing** **ACCEPTANCE/FINAL ACTION***

Ryan O'Connor presented the Lot Line Revision on behalf of the City. Mr. O'Connor discussed the lot line adjustment is occurring to aid in improving safety at the intersection of Betts and Cross Rd. Mr. O'Connor explained that a portion of City owned land will be shifted into the right of way. The plan is to remove the island where Betts Road splits at Cross Road and to realign Betts Road directly across from Cross Road to make a four way intersection rather than the offset that it is now. Mr. O'Connor stated that City Staff supports the project and recommends it be accepted as complete.

Mr. Walker made a motion to accept the application as complete. Mr. Bruckner seconded the motion. The motion carried by a unanimous voice vote.

Mr. Walker made a motion to approve the lot line revision. Mr. Bruckner seconded the motion. The motion carried by a unanimous voice vote.

B. [Farmington Associates, LLC, Ridgeside Development Phase II, 120 Marketplace Blvd](#) (by Jones & Beach) Extension to meet precedent conditions to an approved Site Plan. Case# 216 – 8,9,10 – GRD – 15 **EXTENSION to 3/31/2023**

Wayne Morrill from Jones & Beach Engineers spoke regarding the need for the extension. Mr. Morrill explained that COVID has changed a lot of things on the market regarding commercial development. Mr.

Morrill discussed the applicant looking forward to the Zoning change and being able to add some mixed use property onto Phase II.

Mr. Walker asked how many extensions have been granted on Phase II. Mr. O'Connor stated this will be number seven.

Mr. Bruckner made a motion to approve the extension request to 3/31/2023. Mr. Giuliano seconded the motion. Mr. Walker opposed; the motion carried.

**C. Waterstone Rochester, LLC, The Ridge, 120 Marketplace Blvd (by Jones & Beach)
Site plan to construct a 5,460 sf restaurant and a 7,178 sf of retail space. Case# 216- 11
– GRD – 22 **Public Hearing ACCEPTANCE/FINAL ACTION*****

Wayne Morrill with Jones & Beach Engineers explained they are the new engineers for The Ridge. Mr. Morrill explained that this proposed project is located on the last pad site on Phase I of The Ridge. It is located right next to Starbucks. Mr. Morrill explained that this pad site has a paved surface all the way around, landscaping is complete from Route 11, and the pad itself is a gravel pad with utilities. Mr. Morrill discussed the proposed mixed use building with an Italian restaurant, Evviva, and a retail space next to that. There will be 61 parking spaces within the existing paved area. Dumpsters will be located out back of the restaurant. Drainage has already been installed and majority of the drainage flows into the drainage system. An overflow invert was changed in the front pond. Mr. Morrill explained that the roof drain has to be changed in order to pick up on all the roof runoff on the building. Mr. Morrill discussed a contractor will verify the size of the fire line to make sure it is adequate, if not than a new one will be put in. Mr. Morrill explained that a grease trap will be put in behind the building that goes into an existing manhole on Marketplace Blvd. Mr. Morrill discussed the lighting, landscaping, floor layout, and the architectural renderings submitted.

Mr. Collopy opened the public hearing. None seen, brought it back to the board.

Mr. O'Connor explained that staff supports the project and recommends that it be accepted as complete with all the utility changes as recommended by Department of Public Works.

Mr. Walker made a motion to accept the application as complete. Mr. Giuliano seconded the motion. The motion carried by a unanimous voice vote.

Mr. Walker asked about the signage that will be going on the building. Mr. Morrill explained that each unit will have a sign panel and it will meet the codes for signs.

Mr. Collopy asked about vinyl covering on the windows of the vacant units? Mr. Morrill explained that there will be vinyl covering the windows and he believes it will say Waterstone on the paper.

Mr. Walker asked if all TRG Recommendations have been incorporated into the plan? Mr. Morrill explained everything has been added that was recommended.

Mr. Sullivan asked if during the TRG Meetings if there was any concern about water or sewer capacity or the amount of discharge or consumption that a restaurant may have within the district? Mr. Morrill explained that there is 800 gallons per day going back into the system and there was an increase of about 6,000 gallons per day with the restaurant.

Mr. Bruckner discussed that he likes the patio on the south side and suggested considering a trellises instead of the columns. Mr. Morrill explained that it is supposed to make you feel like you're in an Italian setting. Mr. Morrill discussed bringing the consideration back to the architect.

Mr. Walker made a motion to approve the application. Mr. Hamann seconded the motion. The motion carried by a unanimous voice vote.

VIII. Surety Release Request for Northern Utilities, Inc. 770 Columbus Ave in the amount of \$2,522.75+ interest.

Mr. O'Connor stated that staff recommends release of surety and that the project is complete. Mr. O'Connor explained that this was not a typical project, therefore there is not a traditional breakdown of costs attached to the release request.

Mr. Giuliano asked if this was the project located off Exit 12. Mr. O'Connor confirmed that is the location.

Mr. Walker made a motion to release the surety for Northern Utilities, Inc. in the amount of \$2,522.75+ interest. Mr. Hamann seconded the motion. The motion carried by a unanimous voice vote.

IX. Surety Release Request for Pella Windows & Doors, 109 Airport Drive in the amount of \$136,345.05

Mr. O'Connor stated this project is complete and staff recommends release of the surety.

Mr. Walker made a motion to release the surety for Pella Windows & Doors in the amount of \$136,345.05. Mr. Bruckner seconded the motion. The motion carried by a unanimous voice vote.

X. Review of inspections and surety for April 2022

Mr. O'Connor discussed the most recent updates of the surety spreadsheet. The Ridge submitted a check today for surety so they are up to date. Lydall is complete and just waiting on final building permits to be closed out. Village at Clark Brook's request for surety release has been received and will likely be on the June agenda.

Mr. May asked about cell towers and the surety that is held for them. Mr. O'Connor explained that there are bonds that are held on several cell towers, but those bonds were taken before the ordinance was put into place and they will continue to be held. Mr. O'Connor explained that surety for any new cell towers are on an as needed basis.

No questions or discussion on the April 2022 inspections.

XI. Other Business

A. Planning Update

No Planning update.

B. Other

Mr. O'Connor discussed where the Granite Ridge Rezoning ordinance currently stands. Mr. O'Connor asked if the Planning Board had anything that they want Ms. Saunders to bring to the Council's attention at the Public Hearing on May 17, 2022.

Michael Scala, Director of Economic Development, discussed the process of the Rezoning Ordinance. Mr. Scala stated that everything that was discussed at the last PB meeting was added in the version to go to full Council. Mr. Scala explained that because it was started at Planning Board level the Public Hearing is being held at City Council.

Mr. Walker asked what the plan was with the loop road. Mr. Scala explained that it would be addressed during the Phase II planning due to not knowing where the connection is. Mr. Scala discussed that it is not seen as a major impediment. Mr. Walker explained that when the residential is put in traffic should not be going through the commercial area. Mr. Scala stated that he would have to see an analysis of where the traffic should or should not be going.

Mr. Collopy asked to clarify if it is getting voted on or if it is just a public hearing. Mr. Scala explained that there will be no vote on the ordinance tomorrow.

Mr. Sullivan discussed the loop road and stated that Marketplace Blvd is not completed and that it will have to come with time with additional phases.

The board had no concerns for Ms. Saunders to bring to Council.

Mr. Collopy asked if Mr. Scala has any other Economic Development updates. Mr. Scala discussed the possibility of expanding the Downtown Commercial District. There will be Lot Line Revisions coming to the Planning Board for redevelopment of the Water Street area.

Mr. Walker asked if the expansion of the Downtown Commercial is going to expand past River Street or stopping at Saint Elizabeth School? Mr. Scala stated that it would stop at Saint Elizabeth School. Mr. Scala explained that the expansion of Downtown Commercial wouldn't effect what is already there, but rather give options for the future.

XII. Adjournment

Mr. Walker made a motion to adjourn the meeting at 6:57 p.m. Mr. Giuliano seconded the motion. The motion carried by a unanimous voice vote.

Respectfully submitted,

Ashley Greene
Administrative Assistant II

and

Shanna B. Saunders
Director of Planning & Development