

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

Members Present

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
Keith Fitts
Paul Giuliano
Don Hamann
Mark Sullivan

Members Absent

A.Terese Dwyer, *excused*
Dave Walker, *excused*

Alternate Members Present

Ashley Desrochers
James Hayden
Michael McQuade
Matthew Richardson

Staff: Shanna B. Saunders, *Director of Planning & Development*

(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

Shanna B. Saunders conducted roll call.

III. Seating of Alternates

Mr. Collopy asked Michael McQuade to vote for Terry Dwyer and Matthew Richardson to vote for Dave Walker.

IV. Communications from the Chair

No communication at this time.

V. Approval of minutes for May 16, 2022

Peter Bruckner made a motion to approve the minutes from May 16, 2022. Don Hamann seconded the motion. The motion carried by a unanimous voice vote.

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

A. Public comment

No public comment.

B. Discussion of general planning issues

Mr. Bruckner discussed an issue that was brought to the attention of the Riverwalk Committee. Mr. Bruckner discussed property owners cutting off access to the river and what that could mean for the Riverwalk. Mr. Bruckner explained that it is important to discuss if easements are needed for access to the public. Ms. Saunders asked what action items or what is needed of the staff and Planning Board. Mr. Bruckner explained putting maps together of the properties located on the Riverwalk and seeing what actions can be taken to allow public access to the Riverwalk. Ms. Saunders discussed talking with the staff liaison, Jenn Marsh, about getting maps and discussing the plan going forward. Mr. May thanked Mr. Bruckner for the update and wants to do anything he can to support the Riverwalk.

VII. New Applications:

- A. [G&P Boston Properties, 55 No Main Street](#) (by Fuss & O'Neill) Extension to meet precedent conditions to an approved Site Plan.
Case# 121 – 372, 373 & 400 – DC – 21 **EXTENSION to 12/6/2022**

Mr. Lundborn discussed the reason behind the extension request. Mr. Lundborn explained that when the geotechnical exploration was performed a layer of organic soil was found that was not expected, so the overall structural design needs to be changed. Mr. Lundborn stated that it will most likely be ready for begin demolition and constructing in a month or two.

Mr. May asked how many extensions have already been granted. Ms. Saunders explained that this is the first extension.

Mr. Bruckner asked if this would change the architectural that was submitted or if it just structural? Mr. Lundborn explained that it is only structural aspects that will be changing. The façade and the skin of the building will remain the same, the integrated concrete forms were going to be too heavy for the type of soil in the ground. They will now be using the traditional steel frames and wood frames with panelized walls on the top, but it will look the same as what was presented. Mr. Bruckner asked if the full 6-month extension would be needed? Mr. Lundborn does not believe the full 6 months will be needed as building permits have already been submitted and they are just finishing up things with Department of Public Works.

Mr. May made a motion to approve the extension request to 12/6/2022. Mr. Bruckner seconded the motion. The motion carried by a unanimous voice vote.

B. Haven Hill Road, LLC, Kevin McEneaney, 0 Haven Hill Road (by McEneaney Survey Associates) 5-lot Subdivision Case# 242 – 9-2 – A – 22 **Public Hearing ACCEPTANCE/FINAL ACTION***

Steve Haight, of Civil Works & McEneaney Survey, presented on behalf of Haven Hill Road, LLC. Mr. Haight discussed the two Technical Review Group meetings that the proposed project went to and the updates that were done as requested by Staff. Mr. Haight explained that the proposed subdivision is a 5-lot subdivision where lot sizes range from 2.5 to 6.5 acres. Requested updates by DPW and the Fire Department were completed.

Mr. Collopy opened the public hearing. Seeing none, he brought it back to the board.

Ms. Saunders asked Mr. Haight to go over waiver request for the proposed project. Mr. Haight explained the need for the Stormwater Waiver due to less than 20,000 sf of impact with the shared driveway. Ms. Saunders went over DPW's reasoning for supporting the waiver request. Ms. Saunders stated that staff supports the waiver with the condition that the design and drainage calculations be changed to show no net increase in post development runoff.

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

Ms. Saunders discussed the conditions that staff recommends for approval of this subdivision. Ms. Saunders explained the plan modifications including wetlands being flagged, driveway throat being revised for the fire apparatus access, and the application meet NFPA I Fire Safety Chapter 118. Ms. Saunders discussed the need for a street name application as the roadway will be private, a street name sign, and as-builts.

Mr. Collopy opened the floor for discussion.

Mark Sullivan asked the applicant about the stormwater waiver and the conditions set forth. Mr. Haight explained the conditions have already been met.

Paul Giuliano asked if the private roadway will be gravel and if it could ever be paved? Ms. Saunders explained that the gravel is considered impervious already. Mr. Haight explained that it was designed to be paved but the proposal is gravel.

James Hayden asked if there was going to be any under drains at the entrance of the subdivision. Mr. Haight explained that the test pits show very good soil, therefore an under drain is not needed.

Mr. Hayden asked if there will be any check dams put into place. Mr. Haight explained that all standard erosion control measures will be taken.

Mr. Giuliano made a motion to grant the Chapter 218 Stormwater waivers with the revised calculations. Mr. Bruckner seconded the motion. The motion carried by a unanimous voice vote. Mr. Bruckner made a motion to approve the application with the conditions stated. Mr. Giuliano seconded the motion. The motion carried by a unanimous voice vote.

C. Dennis & Janine Allfrey Family Trust, 18 Sampson Road (by Norway Plains Assoc) 3-lot Subdivision. Case# 231 – 18 – A – 22 Public Hearing **ACCEPTANCE/FINAL ACTION***

Paul Blanc with Norway Plains Associates, presenting on behalf of Dennis & Janine Allfrey, for a 3-lot pork chop subdivision. Mr. Blanc discussed the waiver for the wetland delineation. Mr. Blanc discussed the total lot having 41 acres and that the subdivision is for Mr. Allfrey and his two children. A 20-foot driveway will allow access to the properties and to accommodate for fire safety. A drainage analysis was done to accommodate the additional pervious area because of the driveway. The drainage analysis requires two infiltration basins that would meet a 50 and 100 year storm event. A wetlands permit was issued by NHDES for the small impact of the driveway. Each lot will be serviced by their own septic system.

Mr. Collopy opened the public hearing. Seeing none, he brought it back to the board.

Ms. Saunders explained the waiver request for the wetland delineation and staff supports the waiver. Staff recommends the application be accepted as complete.

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

Ms. Saunders stated that staff recommends the application be approved. Ms. Saunders discussed the conditions of approval: the line length dimensions that were on the plan be updated and the access and water supply required by the Fire Department and the sign requirements for house numbers. Mr. Blanc explained where the numbering of the houses for the Fire Department would go. Ms. Saunders discussed the general conditions required for the subdivision, including as-builts. Ms. Saunders also explained the need for a road name application due to the length of the driveway.

Mr. May asked if there were any other options that were presented other than a porkchop subdivision? Joel Runnals of Norway Plains explained that the porkchop style was the only option that was available after further review with the Planning Department and Zoning Administrator. Ms. Saunders explained that if it was configured a different way the wetlands crossing would have been bigger than what is currently being proposed. This was a way to minimize the wetlands crossing.

Mr. Collopy asked what the longest length of a driveway from the roadway. Mr. Blanc stated the longest driveway is 900 feet. It also includes a truck turning plan and it was worked out with Tim Wilder, Assistant Fire Chief and the biggest fire truck that the City has. Mr. Collopy asked what the terrain was like on the land? Mr. Blanc explained that it varies and is thicker around the wetlands. Mr. Collopy asked if there is going to be some buffer behind the homes that are on the abutting

properties? Mr. Blanc showed where the houses would be on the site plan in relation to the houses that are on the abutting properties.

Mr. Hayden asked if there was any part of the fire plan that does not involve backing into a driveway? Mr. Blanc explained that there are two spots that are not driveways to back into.

Mr. Hamann made a motion to approve the wetlands conditional use permit. Mr. Giuliano seconded the motion. The motion carried by a unanimous voice vote.

Mr. Hamann made a motion to approve the porkchop conditional use permit. Mr. Giuliano seconded the motion. The motion carried by a unanimous voice vote.

Mr. Giuliano made a motion to grant the waiver request. Mr. Hamann seconded the motion. The motion carried by a unanimous voice vote.

Mr. Giuliano made a motion to approve the application with the conditions stated. Mr. Hamann seconded the motion. The motion carried by a unanimous voice vote.

**D. [Jeffrey & Nikki Metayer, 185 Salmon Falls Road](#) (by Norway Plains Assoc) Lot Line Revision to allow lot 7-1 to have 150' of frontage
Case# 211 – 7-1&7-2 – A – 22 **Public Hearing ACCEPTANCE/FINAL ACTION*****

Joel Runnals, from Norway Plains Associates, representing Jeffrey & Nikki Metayer. Mr. Runnals explained that the lot line revision is needed in order to subdivide this lot as there will not be enough frontage otherwise.

Mr. Collopy opened the public hearing. Seeing none, he brought it back to the board.

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

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

E. [Jeffrey & Nikki Metayer, 185 Salmon Falls Road](#) (by Norway Plains Assoc) 2-lot Subdivision Case# 211 – 7-1 – A – 22 **Public Hearing ACCEPTANCE/FINAL ACTION***

Joel Runnals, from Norway Plains Associates, representing Jeffrey & Nikki Metayer. Mr. Runnals discussed the reasoning for the subdivision. Mr. Runnals explained there is not need for approval from DES just from the state as the lots will have City sewer and water. There are two waivers being requested for wetlands for the entire property and show the buildable area and the topographic survey for the remaining land.

Mr. Collopy opened the public hearing. Seeing none, he brought it back to the board.

Ms. Saunders explained the waivers being requested. Ms. Saunders discussed the delineation of wetlands and topography as it was done in the area of interest and staff does support the waiver request.

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

Ms. Saunders discussed the conditions of approval, including an update of acreage to go to assessing.

Mr. Bruckner made a motion to approve the 2-lot subdivision application. Mr. Hamann seconded the motion. The motion carried by a unanimous voice vote.

VIII. Other Business

A. Planning Update

Ms. Saunders discussed the upcoming meetings and the number of applications that have been going through TRG. Ms. Saunders discussed a pickleball facility and a car dealership coming forward. Mr. Collopy reminded the board that the July workshop meeting is only as needed.

B. Other

No other business to discuss.

XI. Adjournment

Mr. Bruckner made a motion to adjourn the meeting at 7:15 p.m. Mr. Hamann 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