

City of Rochester Planning Board
Monday March 12, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were accepted on April 2, 2012)

Members Present

Nel Sylvain, *Chair*
James Gray
Rick Healey
Derek Peters
Mark Sullivan
Dave Walker, Councilor

Members Absent

Tim Fontneau, *Vice Chair*, excused
Gloria Larochelle, *Secretary*, excused
Stephen Martineau, excused

Alternate Members Present

Robert Jaffin
Gregory Jeanson arrived at 7:37 p.m.
Mathew A. Kozinski

Staff: Michael Behrendt, Chief Planner
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.

Mr. Kozinski to sit for Mr. Martineau

Mr. Jaffin to sit for Ms. Larochelle

Mr. Jeanson to sit for Mr. Fontneau

Public input on proposed rewrite of City of Rochester Zoning Ordinance - Chapter 42

Robert Gates of Dry Hill Road expressed that he was pleased the board was beginning anew and encouraged the board to pursue a philosophical view of putting in less regulations. He would like the board to start with the current zoning ordinance and use the strike out and addition method so that citizens could see the changes that were made.

Gregg DeNobile of Chesley Hill Road stated that people had asked questions and there was not an outlet for responses. He wanted answers to his questions regarding the benefits to the City and if municipal systems would be overwhelmed by development.

Cliff Newton of 168 Old Dover Road wanted to see more information on what is going to be discussed at meetings to be placed on the agenda. Citizen participation is needed that includes a back and forth discussion. Mr. Newton expressed that using the argument that the zoning is old is not a reason to throw it out.

Tom Kaczyski stated he had spoken about the zoning administrator the last three meetings. He stated that if the board was starting from scratch all the spot rezoning done by the Council gone and that people are getting upset with rights being taken away.

Discussion of proposed rewrite of City of Rochester Zoning Ordinance - Chapter 42

Mr. Walker spoke about the increase in the amount of uses over the last 30 years. He then distributed tables including permitted, conditional and exceptions for uses in the new Combined Industrial Zone the board created at the last meeting, using the least restrictive uses.

Mr. Sullivan asked if the areas left blank were not permitted.

Mr. Walker stated yes.

Column 1

Mr. Peters asked when a dry cleaner was not allowed.

Mr. Behrendt explained that Laundry Establishment 1 up to 1,000 square feet, Laundry Establishment 2 was up to 3, 000 square feet and Laundry Establishment 3 was greater than 3,000 square feet.

Mr. Jaffin expressed that there were a number of uses that were not there that should be made conditional.

Mr. Walker asked board members if they wanted to fill the Industrial Park with no industry.

Mr. Sylvain also expressed the concern that land could be taken up that would provide more employment opportunities.

Mr. Sylvain asked if there was anything that members wanted added to the uses in the first column.

Mr. Behrendt read the definitions for the different office types.

Discussion ensued.

The consensus was to make Office and Office Professional permitted. Office Medical would require a conditional use.

The consensus of the board was to make School Other conditional.

Column 2

Mr. Peters expressed concern that a golf course was a permitted use but a function hall was not.

The consensus of the board was to remove golf course.

The consensus of the board was to remove campground.

Mr. Behrendt read the definitions of Recreation Indoor and Recreation Outdoor.

Mr. Peters thought the board should leave the use in, sighting the YMCA as an example.

The board chose to remove Recreation Indoor, Recreation Outdoor, and Recreation Park with a 6-3 show of hands.

The board discussed Restaurant, Restaurant Drive-Thru with a consensus to leave restaurants as conditional.

Column 3

Discussion ensued regarding Industry Heavy and Industry Light. Heavy Industry involved use of basic raw material, while Industry Light was assembly.

Mr. Peters stated both should be permitted uses.

Mr. Jaffin asked about the recycling of electronic and consumer products.

Mr. Gray expressed that it should be absorbed into Industrial.

Mr. Sylvain asked that Mr. Gray work with Mr. Behrendt on a definition.

Mr. Sullivan questioned parking lot.

The consensus of the board was to make a "parking lot" a conditional use.

The consensus was to remove solid waste facility.

Discussion ensued regarding saw mill, with the board's consensus to leave it in.

Column 4

The board discussed farm use with the consensus to be eliminating Farm as a use but Farm-crop and Temporary Farmers Market would be permitted uses.

Kennel Commercial okay.

A definition for Landscape Material was needed.

Veterinary Clinic was changed from permitted to conditional.

Mr. Sylvain asked for all the corrections to be made and brought to the March 19th meeting.

The board took a 10 minute break. The meeting was called back to order at 8:39 p.m.

New Combined Highway Commercial

Column 1

There was discussion on shelter. Shelters were permitted.

Discussion on Hospital as a permitted use took place.

Mr. Behrendt read the definition of service establishment. The board expressed concerns and changed the use from permitted to conditional.

Discussion ensued regarding Small Wind Energy System.

Mr. Sylvain stated that the board needed to develop a proper definition for Small Wind Energy System and asked Mr. Jaffin to work with Mr. Behrent on it.

Discussion ensued regarding Yard Sale Commercial. The Consensus was to make it a Conditional Use.

Column 2

Discussion took place over the definition of Hotel versus Motel.

Mr. Walker explained that a motel could sprawl on one level.

Mr. Kozinski suggested adding Country Club as a Special Exception.

The consensus of the board was to make Country Club a Special Exception.

Column 3

The consensus of the board was to make Printing Facility permitted.

The consensus of the board was to add Heavy Industrial as a Special Exception.

The consensus was to add Printing Facility as Permitted.

Column 4

The consensus was to remove Timber Harvesting.

Discussion ensued on Earth, Sand and Gravel Excavation/Processing.

The consensus was to change Earth, Sand and Gravel/Excavation from Special Exception to Conditional Use.

The board revisited Combined Industrial and changed Tank Farm from Permitted to Conditional Use.

Mr. Sylvain asked for a recap of everything discussed for the March 19th meeting.

Other Business

Mr. Behrendt explained that Golicks Dairy Bar was looking at two other locations in addition to the former Rochester Stove Shop location. One location would be inside the Care Pharmacy Building, with the second in an adjacent building.

The consensus of the board was to have any of the sites come before the board for review.

Mr. Behrendt explained that there is a retail store looking to be relocated to the former Dr. Gooze building on Route 125. This would be a change of use from office to retail.

The consensus of the board was to have this reviewed by the Planning Board.

Mr. Sylvain stated that the Mondays that were not regularly scheduled Planning Board Meetings would be strictly for Chapter 42.

Mr. Gray discussed a project he was working on putting together a data base of the parcels in the city and their zoning, along with the list of the proposed change when it is determined.

Adjournment

A motion was made by Mr. Walker and seconded by Mr. Healey to adjourn at 9:19 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Planning Secretary