

City of Rochester Planning Board
Monday June 11, 2012
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were accepted on July 2, 2012)

Members Present

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

Members Absent

Gloria Larochelle, excused
Stephen Martineau, excused

Alternate Members Present

Robert Jaffin
Gregory Jeanson
Matthew Kozinski

Staff: Kenn Ortmann, Director of Planning & Community Development
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.

The Planning secretary conducted the roll.

Mr. Jeanson to vote for Mr. Martineau

Mr. Jaffin to vote for Ms. Larochelle

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

Public Comment

Gregg Denobile of Chesley Hill Road asked when the new planner would be starting and if there was an overall project plan in place.

Mr. Svlain responded that the new planner would be starting on July 2nd.

Mike Provost, Director of Rochester Main Street stated he had reviewed the changes the board has made and it appeared the board was working to remove barriers. He expressed that it should be a goal of the board to encourage housing within the downtown. Mr. Provost mentioned form based code and looking at transitional areas.

Mr. Provost explained that he liked that the board did away with the dimensional requirements in the downtown and felt that if Main Street and the Downtown District could match up it would be easier.

Mr. Jeanson expressed that the biggest challenge appeared to be pop ups, non - professionals and addressing temporary signage.

Mr. Peters asked if the board should look at Gonic and East Rochester.

Mr. Provost felt they could be considered village districts.

Mr. Sylvain stated the Historic District Commission would take a hard look at banners.

Mr. Provost stressed that having the Special Downtown review process was very important.

Mr. Sylvain expressed that it is important that everyone works together but it was also important that the applicant do what is necessary.

Discussion of proposed rewrite of City of Rochester Zoning Ordinance - Chapter 42 – Use and Dimensional Tables

- A. Finish Table review**
- B. Start maps if time permits**

Mobile Homes

Mr. Walker explained the board only needed to deal with density & setbacks. He felt that the mobile homes parks would then deal with the safety codes.

Mr. Sylvain explained that within Chapter 42 the board would set up the density and then extinguish Chapter 43.

Mr. Ortmann was going to check with the City Attorney on the process.

Mr. Fontneau questioned whether there was a concern for wetlands.

Discussion ensued regarding a 30' clearance between lots and on density per acre and wording.

For the park discussed was:

Setback from main road	100'
Setback from side	50'
Setback from rear	50'

The land in the setback could be used for septic systems but not for building. There would be no above ground improvements in the setbacks. There would be a maximum of 3 mobile homes per buildable acre.

Discussion on definition of buildable lot ensued.

Mr. Fontneau suggested that they may want to look at the tax implications.

Mr. Gray suggested that they ask Attorney Wensley the wording for the ordinance.

The board expressed a desire to have the attorney review after.

Mr. Walker discussed slopes and wetlands as part of a buildable area. He stated the board should come up with a definition for buildable acre.

Mr. Sylvain explained the current parks average .478 acres per unit.

Mr. Sylvain stated he would get together with Mr. Grant to discuss how codes would limit the number of units per lot.

The board took a five minute recess at 8:09 p.m.

Mr. Sylvain called the meeting back to order at 8:20 p.m.

Mr. Sylvain allowed Andrew Ward of Grubb & Ellis representing Kristina Wentworth to address the board. He explained that the parcels owned by Ms. Wentworth should be included in the downtown district.

Mr. Sylvain explained that the May 2011 map no longer existed.

Trade Shop

Discussion ensued.

Mr. Ortmann explained that in the definitions there were examples but they were not meant to limit.

Distribution Center

Mr. Gray questioned why use "set of"

Discussion ensued.

Mr. Ortmann questioned Pharmacy.

Mr. Jaffin explained that it was drug specific.

Wireless Communication System

Mr. Jaffin and Mr. Ortmann would work on.

Mr. Fontneau suggested looking at the State regulations.

Mr. Sylvain explained that the board would back off on reviewing Chapter 42 until Mr. Campbell is in place and has an opportunity to be brought up to speed.

Other Business

Mr. Ortmann informed the board of the collaborative efforts of Police, Building Safety and Planning in addressing an issue that arose regarding unregistered cars on City property.

Mr. Ortmann explained to the board he had received a phone call regarding an individual wanting to have flea market/farmers markets on her commercial property. He expressed that the individual felt the board's process was unduly complicated. He was looking for guidance on the level of review the board wanted to do.

The consensus of the board was that they wanted to review it at the Planning Board level.

Mr. Ortmann explained that the development on Heritage was looking for a Certificate of Occupancy and wanted to know if the board had any particular issues.

Mr. Sylvain asked the board to respond to Mr. Ortmann by Thursday afternoon.

Mr. Ortmann passed out the partnership agreement on the Sustainable Communities Grant.

Adjournment

A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 9:05 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Planning Secretary