

**City of Rochester Planning Board**  
Monday July 30, 2012 - Chapter 42  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were accepted on August 6, 2012 )*

Members Present

Nel, Sylvain, *Chair*  
Tim Fontneau, *Vice Chair*  
James Gray  
Rick Healey  
Derek Peters  
Mark Sullivan  
Dave Walker, Councilor  
Stephen Martineau, arrived 7:19p

Members Absent

Gloria Larochelle, excused  
Gregory Jeanson, excused  
Matthew Kozinski, excused

Alternate Members Present

Robert Jaffin

Staff: James Campbell, Chief Planner  
Crystal DeButts, 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)

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Mr. Sylvain called the meeting to order at 7:00 p.m.

The Planning secretary conducted the roll.

Mr. Jaffin to vote for Ms. Larochelle

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**IV. Chapter 42 Mapping**

Mr. Fontneau proposed to start in the downtown area and work to the outer edges of the map.

Discussion ensues regarding which areas will be considered downtown.

Mr. Walker states all of Union Street should be included in the downtown area.

Mr. Peters discusses the Profile Bank lot on Summer Street. He states that only part of the lot is currently in the downtown district.

Mr. Sylvain asked about expanding the downtown area all the way to Care Pharmacy.

Discussion ensues regarding the Signal street block to be included in downtown.

Mr. Jaffin asks about including Arthur's Market.

Unanimous decision that Arthur's would be out too far.

Mr. Walker states on the original map the downtown area stopped at Columbus Avenue.

Mr. Sylvain states it will now extend from Liberty street to Care Pharmacy.

Discussion ensues regarding three lots on Signal Street.

Mr. Fontneau questions how the lots would be taxed if they are changed to the downtown zone.

Discussion ensues regarding the recycling zone at Waste Management.

Unanimous decision to make it all one zone.

Discussion ensues regarding Granite Ridge.

Mr. Walker makes a suggestion to take the mobile home park out of Granite Ridge, but extend it to Thompson Center Arms.

Mr. Sylvain discussed changing Thompson Center Arms from Industrial to Highway Commercial.

Mr. Sylvain states there will no longer be a B2 district.

Discussion ensues regarding neighborhood commercial zones.

Mr. Fontneau suggests starting at the North Main Street bridge and continue to Burger King

Mr. Sylvain and Mr. Walker suggest only going one lot deep, and extend up to Claire street on the right side of the road. Stop at Cushing street on the left side of the road.

Discussion ensues regarding office commercial zones on Rochester Hill road.

#### **V. Reappointment of Robert Jaffin to the Strafford Regional Planning Commission**

A motion was made by Mr. Walker and seconded by Mr. Peters to reappoint Mr. Jaffin.  
Motion carried

#### **VI. Other Business**

Mr. Campbell gave an update regarding the Anderson Lane project.

#### **Adjournment**

*A motion was made by Mr. Peters and seconded by Mr. Walker to adjourn at 9:06pm. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary