

**City of Rochester Planning Board**  
Monday August 13, 2012 - Chapter 42  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were accepted August 20, 2012 )*

*Members Present*

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

*Members Absent*

Gloria Larochelle, excused  
Stephen Martineau, excused  
Mark Sullivan, excused

*Alternate Members Present*

Robert Jaffin  
Gregory Jeanson  
Matthew Kozinski

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)

---

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

The Planning secretary conducted the roll.

Mr. Jeanson to vote for Ms. Larochelle and Mr. Kozinski to vote for Mr. Martineau

---

**IV. Chapter 42 Mapping**

Discussion ensues regarding zoning on Rochester Hill Road

Mr. Peters states he doesn't want to get in spot zoning.

Discussion ensues regarding zoning from Sullivan Square to the Highway on the Washington Street side.

It's agreed upon by the board to go from Fairway Avenue to Brock Street and make that Neighborhood / Commercial

Beyond the Highway all the way to Chesley Hill Road will all be Highway / Commercial

Mr. Peters states they have to decide what to do with Labrador Drive.

Discussion ensues

Mr. Sylvain stated the area will be on hold until Mr. Walker can conduct a survey.

Mr. Sylvain asked the board if they think there is a need to have a Residential-3 zone.

Discussion ensues

Mr. Fontneau states his concern regarding being able to build apartment buildings in the fields of Agricultural zones.

Mr. Fontneau states that apartments haven't been allowed to be built in a Agricultural zone since the 1980's.

The board agrees the City doesn't need to have a Residential-3 zone. Expanding the Residential-2 zone in the future is always possible.

Mr. Sylvain looks at going from Chesley Hill Road to the Barrington line.

Mr. Fontneau suggests leaving it all Agricultural.

The board agrees.

Mr. Sylvain then started at Sullivan Square up Walnut Street to Route 16.

Discussion ensues

Mr. Sylvain would like to make from Roy Street to High Street Residential-1, going one lot deep.

Mr. Walker states from Roy Street to Route 16 on both sides should be Residential-1.

Mr. Sylvain states the other side of Route 16 all the way to the Strafford line will be Industrial-1.

Mr. Fontneau questions where to change from Industrial-1 to Agricultural.

Mr. Sylvain would like to make everything after Urban Tree Service Agricultural.

Mr. Walker states there are store and businesses up by Meterborough Road.

The board agrees to make it Neighborhood / Commercial.

Mr. Sylvain would like to go from Meterborough Road to the Farmington line and make it all Agricultural.

Discussion ensues regarding zoning of the church located on Ten Rod Road.

Mr. Sylvain suggest making from Capital Circle to the Farmington line Agricultural.

The board agrees to make all of Chestnut Hill Road Residential-2.

Mr. Walker states from Spaulding Avenue to the Milton line should be zoned as Neighborhood/Commercial.

Mr. Nickless states the neighborhood/commercial should be able to be accessed from the surrounding neighborhoods, and every business there people need transportation to get to them.

Mr. Sylvain suggests zoning it Highway/Commercial.

Discussion ensues regarding the area from Spaulding Avenue to the traffic lights at Salmon Falls Road.

Mr. Fontneau proposes that from the Shell station on Milton Road to Sewell Avenue should be Highway/ Commercial, then switch to Agricultural from there to Betts Road. From Sewell Avenue to Crossroads zoned as Residential-1.

The board discusses the zoning from Stewarts Greenhouse to Route 16, they decide it should be Highway/Commercial on both sides of the road one lot deep.

The area around Eastern Propane will remain Industrial.

From Route 16 down on both sides of the road all the way to McDonald's will be Highway/Commercial. Jarvis will be zoned as Industrial.

The board then discusses zoning from McDonald's to Columbus Avenue and decide to make it Residential-2.

## **V. Other Business**

None

## **Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Peters to adjourn at 8:53pm. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary