

City of Rochester Planning Board
Monday August 27, 2012 - Chapter 42
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were accepted September 10, 2012)

Members Present

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

Members Absent

Gloria Larochelle, 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. Jaffin to vote for Ms. Larochelle

IV. Chapter 42 Mapping

Discussion ensues regarding zoning on Rochester Hill Road

Mr. Peters stated that currently the Eastern Avenue area from Well Sweep Acres to Signal Street is zoned Residential-1; there are some lots that are Residential-1 / Residential-2.

The board decides from Emmanuel Church on the right side of the street will be zoned Residential-2 up to the Monarch School.

Discussion ensues regarding zoning Fieldstone Village.

The board decides it should be Agricultural.

Discussion ensues regarding the zoning of the surrounding area around Fieldstone Village.

Mr. Martineau asks if someone were to buy the land around the Mobile Home Park would they be restricted on what they were able to do with it.

Mr. Sylvain stated they property owner would need to come in for a variance.

Discussion ensues regarding the lots that border RT. 202

The board decides to zone it Highway / Commercial all the way to the highway.

Discussion ensues regarding the Jacobs Farm. Currently zoned Residential-1, the board is questioning whether to zone it Agricultural or keep it Residential-1.

Board decides to keep it Residential-1.

Mr. Martineau asked for clarity on the difference between Residential-1 and Residential-2.

Mr. Sylvain clarified stating that Residential-2 is multi-family housing, where as Residential-1 is single family housing.

Mr. Sylvain stated they will now be looking at the Portland Street area.

The board decides to zone Residential-2 up to Morrill Court.

Mr. Martineau stated his concern that it's more attractive for buyers to build duplexes in the area.

Discussion ensues regarding the Winter Street area.

The board agrees all the lots from Prospect Street to the triangle at Franklin Street will be zoned Residential-1. And all the lots down Franklin Street, 1 lot deep will be Residential-1 except for Franklin Heights which will be Residential-2.

The board also agrees that all the lots going up Portland Street should be zoned Residential-1.

Discussion ensues regarding the Salmon Falls Road area.

Mr. Walker stated the board was planning on zoning all the lots that bordered Salmon Falls Road as Residential-1.

Mr. Peters believes the lots that are already zoned Agricultural should remain Agricultural.

Mr. Walker and Mr. Peters state Old Ox Road should be zoned Agricultural.

Mr. Peters stated currently Salmon Falls Estates is a split zone, between Residential-1, Residential-2, and Business 2.

Mr. Sylvain stated it should be zoned Residential-2.

Mr. Sylvain stated from the Portland Street – Salmon Falls Street intersection all the way down Highland Street should be zoned Neighborhood / Commercial.

Mr. Peters stated going down Highland Street to Magic Avenue and Rochester East Apartments should be zoned Neighborhood / Commercial.

Discussion ensues regarding the zoning of the Mill Street area.

Mr. Fontneau stated the owner of the property that borders the Mill had been planning on turning it into apartments and storage units until it burned down.

The board decides to change the zone to Industrial-1.

Mr. Gray asked about the request letters from a resident regarding zoning in this area.

Mr. Sylvain stated they would finish zoning that map and then the board will go through all the requests they have received from residents.

The board decides all the lots in the neighborhoods across from Frisbie Hospital should be zoned Residential-1.

Discussion ensues regarding the neighborhoods surrounding the Commons.

The board decides to zone them Residential-2.

V. Other Business

A. North Rochester EDA Project

A Public Works Grant that will enable the City of Rochester to serve an industrial park and commercial district with water and sewer infrastructure.

Mr. Jeanson asked where the Cities portion of the money comes from.

Mr. Walker stated the money comes from the Cities Water Fund.

Motion made by Mr. Peters and seconded by Mr. Gray to approve with the condition that the City is awarded the Grant money.

VII. Adjournment

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

Respectfully submitted,
Crystal DeButts,
Planning Secretary