

**City of Rochester Planning Board**  
Monday September 24, 2012 - Chapter 42  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were accepted October 1, 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)

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

The Planning secretary conducted the roll.

Mr. Kozinski to vote for Ms. Larochelle

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#### **IV. Chapter 42 Mapping**

Mr. Nickless informed the board he'd updated the R-1 zones that he felt comfortable with doing on his own.

Mr. Peters stated they had stopped on Rochester Hill Road. Colonade apartments and Dora Drive should be zoned R-2.

Discussion ensues regarding a few lots on Rochester Hill Road. The board wants to zone them R-2.

Mr. Fontneau stated his concern about zoning them R-2 due to it being the most extreme.

The board agrees to make the lots R-1 from Dora Drive up to Hillview Manor on the left side of the road.

The board also agrees that from the radio station to the Somersworth line on the right side of the road will be zoned Office/Commercial.

They also agree that the left side of the road from the Airport to the Somersworth line will be Agricultural.

The board talks about Quail Drive and starting down Old Dover Road and decide it should all be Agricultural from the Somersworth line all the way to Tebbetts Road.

Mr. Peters stated that everything down Peasley Road is currently zoned Agricultural.

Mr. Martineau questioned if those lots are zoned Agricultural will someone be able to create a Mobile Home Park.

Mr. Walker explained to Mr. Martineau that in order to create a Mobile Home Park at least 10 acres of land is needed.

Mr. Jeanson proposed that everything East of Old Dover Road should be Agricultural.

The board agrees the area down Lowell Street on the left side will be zoned R-1, from Tebbetts Road to Royal Crest Mobil Home Park on the right side will be Agricultural, and from the Mobile Home Park down will be R-1.

Mr. Sylvain questioned the PUD in the area, and stated there's going to be some adjustments made but it shouldn't affect the zoning.

The board agrees to make it all Agricultural.

They also agree to zone everything down Pickering Road to the town line will be Agricultural.

Mr. Nickless questions the Industrial zone on the Waste Management property.

Discussion ensues regarding the Industrial zone going into the Gonic school property.

Mr. Nickless stated that he will adjust the zones.

Discussion ensues regarding the zoning of one lot on Pickering Road that currently houses a gas company.

Mr. Gray stated his concern about spot zoning.

Mr. Peters the fuel company that on Railroad Avenue.

Mr. Walker stated that was a Tank Farm.

Mr. Peters questioned whether or not there would be a downtown district Industrial Gonic.

Mr. Sylvain stated from St. Leo's Church to the Fire Department should be R-2.

Mr. Sylvain called a recess at 8:00pm

Mr. Sylvain called the board back in order at 8:12pm

Mr. Sylvain stated from the corner of Church Street on the left side to the back entrance to the mill will be R-2.

Mr. Kozinski suggested making the lots around the gold course all Agricultural.

Mr. Sylvain stated they would now look at the Route 125 area.

Mr. Sylvain and Mr. Peters both suggest making everything 1 lot deep on both sides of the road Highway / Commercial.

Mr. Peters stated everything on the left side of Oak Street should be R-1.

Mr. Walker stated he took a survey of Labrador Drive and the residence were all in agreement, they would like it to be zoned R-1.

Discussion ensues regarding 1 lot at the beginning of Labrador Drive.

The majority of the board agrees to leave it zoned R-1.

Mr. Sylvain stated the board now needs to finish up Walnut Street.

The board agrees it should all be zoned Agricultural up to the Four corners.

Mr. Walker and Mr. Fontneau stated the Fairgrounds should be zoned Office / Commercial.

Mr. Sylvain asked Mr. Nickless is he would be able to have the map ready for review by the October 22<sup>nd</sup> meeting.

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## **VI. Other Business**

### **A.**

Mr. Sylvain informed the board that on September 18<sup>th</sup> Ms. Larochelle put her resignation in.

### **B.**

Mr. Sylvain informed the board that he went before the Council regarding pulling the surety on 2 projects. He stated he would like to set forth a criteria checklist for releasing surety.

**C.**

Mr. Sylvain stated that the board hopes to have public input on October 29<sup>th</sup> for Chapter 42.

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## **VII. Adjournment**

*A motion was made by Mr. .Peters and seconded by Mr. Walker to adjourn at 9:20pm. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,  
Planning Secretary