

City of Rochester Planning Board
Monday November 19, 2018
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on December 3, 2018)

Members Present

Nel Sylvain, *Chair*
Dave Walker, *Vice Chair*
Matthew Kozinski, *Secretary*
Mark Collopy
Terry Dwyer
Tim Fontneau
Donald Hamann
Robert May
Mark Sullivan

Members Absent

Joyce Bruckner, absent

Alternate Members Present

James Gray

Staff: James Campbell, *Director of Planning & Development*
Crystal Galloway, *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 call.

III. Seating of Alternates

No alternates were needed.

IV. Communications from the Chair

There were no communications from the Chair.

V. Public Hearing on Zoning Ordinance amendment for density and amendments to the Site Plan Regulations

Mr. Sylvain opened the public hearing. No one from the public was present to speak.

A motion was made by Mr. Walker and seconded by Mr. Collopy to close the public hearing. The motion carried unanimously.

VI. Opening Discussion/Comments

A. Public Comment

No one from the public was present to speak.

B. Discussion of general planning issues

There were no issues to be discussed.

VII. Approval of minutes

A motion was made by Mr. Walker and seconded by Ms. Dwyer to approve the November 5, 2018 meeting minutes. The motion carried unanimously.

VIII. Extension Applications

A. J & L Terra Holdings, Inc., 685 Salmon Falls Road

The Board reviewed the request for an extension to allow the applicant time to finalize legal documents to satisfy the precedent conditions of the notice of decision.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the extension to February 7, 2019 as requested. The motion carried unanimously.

IX. Review of October 2018 Surety and Inspections

Mr. Campbell told the Board there hasn't been any changes. He said there are a couple sureties that will expire at the end of December and the Planning Department is working with Developer to get them renewed.

X. Other Business

A. Recommendation to City Council for changes to density in the Zoning Ordinance

Mr. Campbell reminded the Board they have had the language for a while. Mr. Fontneau asked if the density rings will go away for Gonic and East Rochester in the Downtown Commercial zones. Mr. Campbell said yes but they will be looking at it in the future.

Mr. Fontneau asked that Hanson Street be added to the list that excludes allowing residential uses on the first floor. Mr. May said he thought Hanson Street was left off the list to give the owner of the empty lot one more option for development.

Mr. Sullivan asked about Section E paragraph II; he said he was a little confused about the way it read in regards to the first fifty feet of the first floor unit has to be commercial space. Mr. Campbell explained how it should read and said he will make a change.

There was discussion regarding easier options other than seeking a variance to help alleviate empty commercial space in the downtown area.

Mr. Gray said he believes the rental units are what is making projects feasible. He said there should be a Condition Use Permit to allow the Board to have some flexibility.

Ms. Dwyer reminded the Board the changes that are proposed is what the public has asked for during the public meetings the consultants have held.

Mr. Fontneau said he would be really concerned about existing commercial businesses on the main street area if they suddenly have residential units adjacent to them. He suggested proceeding with what they have proposed and try it out for a year or so, then if changes need to be made they can revisit it.

Mr. May clarified that no residential units are allowed on the first floor what so ever in the downtown commercial zone streets that are listed. Mr. Campbell said that is correct.

Mr. Fonatneau asked that language be added that the twenty to fifty feet can be adjusted by Conditional Use Permit.

A motion was made by Mr. Fontneau and seconded by Mr. Hamann to recommend changes to density in the Zoning Ordinance to the City Council with amendments made. The motion carried unanimously.

B. Recommendations to the City Council to change zoning for one parcel along Rochester Hill Road

Mr. Campbell told the Board the petition was very clear which parcels the applicant was asking to be changed. He said there are two parcels they are asking to be zoned Office Commercial. Mr. Campbell said he doesn't like doing zoning this way and would make a recommendation that Board doesn't make a positive recommendation to the Council. He said making the change would have a dramatic effect and suggests the Board look at the whole area instead of these two parcels.

Mr. Fontneau said there are currently apartments on the property but it's in the Agricultural zone which limits the amount of units. He said changing to Office Commercial would allow them to further expand the number of units they are allowed to have.

A motion was made by Mr. Walker and seconded by Ms. Dwyer to recommend the City Council not approve the zoning change to allow the Planning Board reviews Office Commercial zoning along Rochester Hill Road. The motion carried unanimously.

C. Adoption of the Site Plan Regulation Amendments

The Board discussed the changes to residential parking requirements.

Mr. Fontneau said one of the issues is that public transportation is not the main mode of transportation. He asked if parking could be looked at on a case by case basis.

Mr. May asked if the new regulations would allow an existing apartment complex to cut back on the number of parking spaces. Mr. Campbell said if it were a site plan approval they would need to come back to the Board for an amendment.

Ms. Dwyer said she is concerned that more people will be parking on lawns and sidewalks because there are a lot of people that do it now and there will be no way to enforce it. She went on to say if it's allowed to happen it will bring Rochester further down because it will look like no one cares.

The consensus of the Board was to change the requirement back to two parking spaces per unit outside the Downtown Commercial zone.

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve the amended Site Plan Regulations with the changes as stated. The motion carried unanimously.

XI. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Hamann to adjourn at 8:12 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary