

**City of Rochester Planning Board**  
Monday June 3, 2019  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on June 17, 2019)*

Members Present

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

Members Absent

James Gray, excused

Alternate Members Present

Joyce Bruckner – arrived at 7:10pm  
Daniel Rines

Staff: James B. 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.)

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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**

Mr. Sylvain told the Board the Law Lecture Series that he, Mr. Hamann, Mr. May, and Mr. Gray attended over the weekend was excellent.

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**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Ms. Dwyer to approve the May 20, 2019 meeting minutes. The motion carried unanimously.*

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## **VI. Continued Applications**

### **A. TSB Propertied, LLC, 124 Milton Road**

Mr. Campbell informed the Board that the applicant had requested a continuance to the regular meeting in July due to the applicant still waiting for permits from the State.

*A motion was made by Mr. Walker and seconded by Mr. Collopy to continue the application to the July 8, 2019. The motion carried unanimously.*

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## **VII. New Applications**

### **A. S & L Sweet Properties, LLC, 0 Betts Road**

Christopher Berry of Berry Surveying & Engineering presented the plans for a 3-lot porkchop subdivision of a 15 acre parcel. He explained the existing conditions and explained the proposed subdivision. Mr. Berry explained the driveways will be combined into one for all three lots to allow for sight distance on Betts Road. He went on to say they are requesting the Board continue the application to the July meeting because project triggers the Chapter 50 stormwater Ordinance and the Department of Public Works is asking for a stormwater analysis.

Mr. Sylvain opened the public hearing.

Ray Wood of Violet Court asked if the third larger lot would be able to be subdivided in the future. Mr. Campbell told him under the Zoning Ordinance it would not be allowed. Mr. Wood said his Association is concerned with their water supply being affected and said they have to have the water tested every month.

Nancy York of Gina Drive asked what type of homes would be going in. Mr. Campbell said they will be three single family homes.

There was no one further from the public to speak; Mr. Sylvain brought the discussion back to the Board.

Mr. Campbell told the Board staff is waiting for the drainage report and remaining application fee that is owed.

Mr. Hamann asked about the fence that is shown on the plan and whether or not they will be extending it for the abutters. Mr. Berry said it is an existing fence for the railroad and the applicant has no intention of adding a fence for single family homes.

Mr. Fontneau asked about the abutter concerns regarding the wells. Mr. Berry said he will add the abutting well location to the plan; he further explained this is a very low impact design for the lot size.

*A motion was made by Mr. Collopy and seconded by Mr. Walker to continue the application to the July 8, 2019 meeting. The motion carried unanimously.*

### **B. Lilac Community LP, 41 Tebbetts Road**

Mr. Campbell informed the Board that the applicant requested a continuance to the regular meeting in July.

*A motion was made by Mr. Walker and seconded by Mr. Hamann to continue the application to the July 8, 2019 meeting. The motion carried unanimously.*

### **C. 201 Storage, LLC, 201 Highland Street**

Mr. Campbell informed the Board that the applicant requested a continuance to the regular meeting in July in order to make revisions to the plans.

*A motion was made by Mr. Walker and seconded by Mr. Hamann to continue the application to the July 8, 2019 meeting. The motion carried unanimously.*

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## **VIII. Other Business**

### **A. Surety Release for McDonald's Corporation, LLC, 291 North Main Street – Map 115 Lot 42**

Mr. Campbell informed the Board the project has been completed, both Public Works and Planning have signed off and are recommending the surety be released in full.

*A motion was made by Mr. Walker and seconded by Mr. Hamann to release the full surety in the amount of \$11,344.64. The motion carried unanimously.*

### **B. Other**

Mr. Sylvain said the Board is still waiting for an update from the Department of Public Works.

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## **IX. Adjournment**

*A motion was made by Mr. Walker and seconded by Ms. Dwyer to adjourn at 7:25 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,  
Planning Secretary