

City of Rochester Planning Board
Monday March 2, 2020
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on April 20, 2020)

Members Present

Nel Sylvain
Mark Collopy, *Vice Chair*
Robert May
Daniel Rines
Mark Sullivan
Dave Walker – arrived at 7:45p

Members Absent

A. Terese Dwyer, excused
Tim Fontneau, excused

Alternate Members Present

Donald Hamann

Staff: Seth Creighton, *Chief Planner*

(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 Chief Planner conducted the roll call.

III. Seating of Alternates

Mr. Hamann voted in place of Mr. Walker.

IV. Communications from the Chair

There were no communications from the Chair.

V. Approval of Minutes

A motion was made by Mr. Collopy and seconded by Mr. May to approve the February 24, 2020 meeting minutes. The motion carried unanimously.

VI. New Applications

A. Tyler Bibeau, 117 Highland Street

Applicant Tyler Bibeau explained a Conditional Use Permit is required to allow a driver's education school at the Shoreyville Plaza located within the Neighborhood Mixed Use zone.

Mr. Creighton explained the applicant has addressed all the criteria for a Conditional Use Permit. He said it's a straight forward application and staff doesn't have any concerns.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the Conditional Use Permit. The motion carried unanimously.

B. Jeff & Ann Trueworthy, 110 Hansonville Road

Joel Runnals of Norway Plains Associates presented the plan for a 2-lot subdivision. He explained at the time the Trueworthy's purchased the property there was an existing mobile home with a well and septic system. Mr. Runnals told the Board the mobile home has since been removed and he met with the Assistant City Engineer regarding placement of the driveways which they are proposing be located on Jessica Drive. Mr. Runnals went on to say the subdivision will need NHDES subdivision approval.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Creighton said staff didn't have any concerns with the subdivision and recommends approval.

Mr. May asked how the existing well will be documented if it is not to be used. Mr. Creighton said a note can be added to the plan.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to accept the application as complete. The motion carried unanimously.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the subdivision with the conditions stated. The motion carried unanimously.

C. Jaeger USA, Inc. – Textile Tapes Corporation, 104 Pickering Road

Mr. Rines recused himself.

Scott Lawler of Norway Plains Associated presented the plan to construct a 782 square foot addition for storage of materials. He said they are requesting a waiver for parking which is why they are before the Board at this time. Mr. Lawler said they are not increasing the number of employees due to the increase in building size.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Creighton said typically this would be a Minor Site Review done by Staff however, a waiver is needed which is why they are before the Board.

Mr. Collopy asked if there would be an issue in the future if there is a new tenant for the building and there isn't enough parking. Mr. Lawler explained there is an additional parking area should the need arise in the future.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to accept the application as complete. The motion carried unanimously.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the waiver request for parking. The motion carried unanimously.

A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the site plan. The motion carried unanimously.

D. Tropic Star Development, LLC, 717 Columbus Avenue

The applicant has requested a continuance to the April 6, 2020 meeting.

A motion was made by Mr. May and seconded by Mr. Collopy to continue the site plan application to the April 6, 2020 meeting. The motion carried unanimously.

E. We Dig It Excavationg & Trucking, LLC, 89 Milton Road

Christopher Berry of Berry Surveying & Engineering presented the plans for design review. He explained soil testing and wetlands analysis has been conducted in 2013 and would be updated for a new proposal. Mr. Berry said the applicant has been granted approval for a Special Exception to allow a Contractor Storage Yard and is before the Board for their input.

Mr. Berry went on to explain the proposed layout for the Contractor Storage Yard. He said they are proposing street tree plantings along the front of the site and again along the back.

Mr. Berry explained the sidewalk along the front of the site will be reconstructed. He went on to discuss dual access onto Milton Road as it is important to the applicant.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Creighton said there are very specific criteria for a Contractor Storage Yard. He said Staff will continue to work with the applicant during the application process to work out issues.

Mr. Creighton explained to the Board TRG didn't support another curb cut along Milton Road. He said there is a restriction in the notice of decision when the lot was created that states access must be taken from the old Family Dollar site.

Mr. Collopy asked if the site would serve the general public. Mr. Berry said yes, it would.

Mr. Sylvain asked what type of vehicles will be on site. Mr. Berry said a small dump truck would most likely be the largest vehicle. Mr. Sylvain asked about the type of materials that will be on site. Mr. Berry said there will be inch and a half stone, three quarter stone, various colored mulch, and perhaps some hard scape materials.

The Board discussed having an access onto Milton Road, which is not supported.

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

A motion was made by Mr. May and seconded by Mr. Collopy to close the design review. The motion carried unanimously.

F. Groen Construction, Inc., 124 Meaderboro Road

The applicant has requested a continuance to the May 4, 2020 meeting.

A motion was made by Mr. Collopy and seconded by Mr. Walker to continue the subdivision application to the May 4, 2020 meeting. The motion carried unanimously.

G. Thomas & Diane Aubert, Carole Court

Christopher Berry of Berry Surveying & Engineering presented the amendment plan to revise the stormwater design. He explained the standards for raingarden plantings have been revised through the State. Mr. Berry went on to explain the locations of the three raingardens within the site and detailed the proposed revisions.

Mr. Sylvain opened the public hearing.

Donna Cunha of 798 Portland Street said she's waiting for an answer on the big raingarden that abuts her property because the ditch isn't draining properly and is pooling in her yard.

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

Mr. Creighton explained the original approval was for several hundred plants among the three raingardens. He further explained the change in the standards from the State.

Mr. Sylvain asked about the drainage issue the abutter is having. Mr. Berry said the swale has been rebuilt once to the satisfaction of his company and the Public Works Assistant Engineer; he doesn't know where the drainage issue is coming from.

Mr. Walker asked if they are proposing the City take over the raingardens. Mr. Berry said yes, that is the proposal.

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

A motion was made by Mr. Collopy and seconded by Mr. Walker to approve the amendment. The motion carried unanimously.

H. Thomas & Diane Aubert, 828 Portland Street

Christopher Berry of Berry Surveying & Engineering presented the preliminary plan for a 55-lot subdivision. He explained the proposed layout and access points of the subdivision. Mr. Berry said they have done traffic counts and are waiting for a traffic analysis report. He said they will need a Conditional Use Permit to go through a portion of a wetland to gain access to Hickey Street.

Mr. Sylvain opened the public hearing.

Martha York of 17 Hickey Street said she is concerned with the amount of ledge and stone that will have to be moved. She asked that someone evaluate her foundation.

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

Mr. Creighton said drainage and stormwater management needs to be considered. He explained the road in the back of the parcel will have to be built up six feet and Public Works has said they wouldn't be able to give driveway permits to those lots along that proposed roadway.

Mr. Creighton said the Police have a couple issues with access onto Highland Street, one is it is a risk point for someone turning out of the development onto Highland Street.

Mr. Walker suggested access from Highland Street is an entrance only. Mr. Sylvain asked what the width of Hickey Street is. Mr. Berry said he would have to check as it was reconstructed; he said it is either 18 or 20 feet wide. Mr. Sylvain asked if there is to be any blasting or hammering that Ms. York's foundation and all foundations in the area are checked.

Mr. Sylvain said he is not in favor of having a connection onto Highland Street because it is too congested.

A motion was made by Mr. Walker and seconded by Mr. May to close design review. The motion carried unanimously.

VII. Other Business

Mr. Creighton reminded everyone about the upcoming US Census. He said to make sure to fill out the form if you get one.

VIII. Adjournment

A motion was made by Mr. Collopy and seconded by Mr. Walker to adjourn at 8:41 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary