**City of Rochester Planning Board**

Monday January 12, 2015

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on February 23, 2015)*

*Members Present*

Rick Healey, Vice Chair

Matthew Kozinski, Secretary

Tim Fontneau

James Gray

Robert Jaffin

Mark Sullivan

Dave Walker

Tom Willis

*Members Absent*

Nel Sylvain, excused

Charles Grassie,Jr., excused

*Alternate Members Present*

Fred Leonard

Robert May

Staff: James Campbell, Chief of Planning

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

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. May voted in place of Mr. Sylvain and Mr. Leonard voted in place of Mr. Grassie.

**IV. Communications from the Chair**

There were not communications from the Chair.

**V. Approval of minutes**

*A motion was made by Mr. Walker and seconded by Mr. Kozinski to approve the December 15, 2014 meeting minutes. The motion carried unanimously.*

**VI. New Applications**

 **A. Cumberland Farms, 79 Milton Road/2 Flat Rock Bridge Road**

Chris Tymula of MHF Design explained the site plan for Cumberland Farms was approved in September and as part of the approval a portion of the lot was to be conveyed to the City for future improvements for the intersection of Milton Road and Flat Rock Bridge Road.

Mr. Healey opened the public hearing. There was no one from the public present to speak.

Mr. Campbell said there were no concerns from City Staff and recommends accepting the application as complete and approval.

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the application. The motion carried unanimously.*

**B. Progressive Training, 27 Hancock Street**

Fenton Groen of IHT, LLC explained the site plan and conditional use applications are to permit a strength training facility in the currently vacant building.

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

Mr. Campbell said staff would recommend approval. He also said subsequent condition (d) regarding fire code is no longer a requirement and it will be removed from the notice of decision.

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the site plan and conditional use applications. The motion carried unanimously.*

 **C. CDBA Development, LLC, Constitution Way**

Katie Weiss of Bedford Design explained they are requesting a lot line revision in order to make two lots buildable as they are currently not.

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

*A motion was made by Mr. Fontneau and seconded by Mr. Walker to approve the application. The motion carried unanimously.*

Ms. Weiss asked the Board to also review the architecturals for three different size homes. Mr. Walker asked if the proposed homes were all single family. Ms. Weiss said yes they were. Mr. Leonard asked how many lots were left in the development to be built. Ms. Weiss said there were 23 lots left

Mr. Willis asked how the common septic tank is functioning and who has been maintaining it. Ms. Weiss said the developer is responsible for the maintenance. She went on to say they have had a third septic system approved and will be installed when the other house are constructed.

Mr. Walker asked if it is still a common septic system. Ms. Weiss said yes, it is.

*A motion was made by Mr. Fontneau and seconded by Mr. Kozinski to accept the three architectural drawings as presented and add to the original approved plans. The motion carried unanimously.*

*A motion was made by Mr. Fontneau and seconded by Mr. Jaffin to close the public hearing for all the projects that were presented. The motion carried unanimously.*

**VII. Other Business**

Mr. Walker asked for an update regarding the lighting at IHOP. Mr. Campbell said the applicant has been informed they will need to come back to the Board for a modification approval.

Mr. Willis said he would have concerns if the proposed light changes were going to be on the Route 202 side of the building.

Mr. Willis asked what the topics are going to be at the retreat. Mr. Campbell said Stacy Price from the Rochester Housing Authority will be there with a presentation, Sheldon Perkins, City of Rochester Compliance Officer will be attending to update the Board of his activities over the past year, a recap of 2014, as well as elections.

Mr. Jaffin informed the Board on January 21, 2015 SRPC will have the Rail Working Group Inaugural Meeting.

**VIII.** **Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Fontneau to adjourn at 7:27 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary