**City of Rochester Planning Board**

Monday April 20, 2015

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on May 4, 2015)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, *Secretary*

Tim Fontneau

Robert Jaffin

Mark Sullivan

Tom Willis

*Members Absent*

Charles Grassie, excused

Dave Walker, excused

*Alternate Members Present*

James Gray

Fred Leonard

Robert May

Staff: James Campbell, Director of Planning & Development

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. Sylvain called the meeting to order at 7:02 p.m.

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. May to vote for Mr. Grassie and Mr. Gray to vote for Mr. Walker.

**IV. Communications from the Chair**

Mr. Sylvain reminded the Board again of the OEP Conference in May.

**V. Surety release for Severino Trucking – Norway Plains Road**

City Engineer Jennifer Hale explained the memo she provided to the Board. She said the subdivision has been split into phases and the City Council has accepted a portion of the road. Ms. Hale went on to say she has asked the developer to combine all the phases in order to have one bond in the amount of $763,386 to cover the remaining work.

Ms. Hale said she recommends that the Planning Board release the on-site bond for $170,000 upon the receipt of the new bond that encompasses the remaining work.

*A motion was made by Mr. Gray and seconded by Mr. Healey to approve the release of bond #0179212 in the amount of $170,000 upon receipt of the new bond for $763,386. The motion carried unanimously.*

**VI. Milton Road Corridor study - update**

Jason Plourde of Tighe and Bond informed the Board they have collected traffic counts as well as safety deficiencies along the Milton Road corridor and have put together recommendations for possible expansion areas.

Mr. Plourde said starting at Norway Plains Road they recommend striping an exclusive left and right-turn lane on the Norway Plains Road approach and stripe a median to separate the directional flow.

He went on to say there should be a driveway for potential development for the parcel across from Jarvis Avenue and place under traffic signal control if it should be warranted.

The vegetation by the US 202 off-ramp across from Old Milton Road needs to be trimmed to enhance sight lines.

Milton Road at Flat Rock Bridge Road should be realigned to provide a more traditional 90 degree angled intersection. Also construct a driveway across from Flat Rock Bridge Road for potential future development and place under traffic signal control if and when warranted.

Mr. Plourde said they would recommend an exclusive left turn lane at Northcoast Drive to allow northbound vehicles to bypass turning vehicles. Mr. Sylvain asked if it would be center lane such as the one on Farmington Road. Mr. Plourde explained there would need to be at least 15,000 vehicles per day on a two lane roadway in order to recommend a center turn lane. He added at this time there are 11,000 vehicles per day that passes by Jarvis Avenue.

Mr. Sylvain suggested an acceleration lane for the trucks making a right hand turn out of Northcoast Drive.

Next they moved on to the area of Milton Road at Salmon Falls Road. Mr. Plourde informed the Board there isn’t a stop bar at the traffic signal so if a vehicle goes over the sensor it will not trigger the light to change.

Mr. Plourde went on to suggest realigning Milton Road at both Salmon Falls Road and Amerosa Drive to create a true four-way intersection.

Mr. Sullivan asked what simple low cost things can be done for the short term resolution. Mr. Plourde said striping and signs would be a start, and everything else they recommended would be for the future.

The Board went on to discuss a traffic signal for Milton Road at Flat Rock Bridge Road. Mr. Leonard asked if there would be a danger to having a signal that is used only a certain times of the day. Mr. Plourde said he wouldn’t recommend it.

Mr. Sylvain told the Board to review the full document and bring their recommendations to the next meeting on May 4th.

**VII. Opening Discussion/Comments**

**A. Public Comment**

Dennis Jepsen of Common Street said the sensors at the intersection of South Main Street and Columbus Avenue do not detect motorcycles. Mr. Gray suggested Mr. Jepsen contact Public Works as they may be able to adjust the senor.

**B. Discussion of general planning issues**

None of the Board members had any issues to discuss.

**VIII. Approval of minutes**

*A motion was made by Mr. Gray and seconded by Mr. Jaffin to approve the April 6, 2015 meeting minutes with any spelling corrections needed. The motion carried unanimously.*

**IX. Extension / Continued Applications**

**A. Patricia O’Malley & Dennis Jepsen, 24 & 28 Common Street**

Mr. Campbell informed the Board the applicant is requesting a six month extension in order to meet the precedent conditions.

*A motion was made by Mr. Gray and seconded by Mr. Healey to approve the six month extension. The motion carried unanimously.*

**X. Other Business**

**A. Discussion – Aquifer Protection Ordinance Draft**

Chief Planner, Seth Creighton presented the revised document to the Board members. He said they made the changes the Board recommended at the last meeting with the major changes being on pages 4 and 5. Mr. Creighton informed the Board an annual report document has also been created.

The Board overall liked the document but made a few suggestions to add to it.

Mr. Sullivan said he doesn’t agree with the self reporting, and made the suggestion to have compliance inspections done on the properties. Mr. Leonard agreed stating it’s very important when it comes to drinking water. Mr. Gray said he doesn’t believe homeowners should be subjected to the inspections or the fees that would go along with it.

Mr. May said he would like to hear from the property owners as well as the business owners. Mr. Campbell said a notice will be sent out to anyone in the affected areas for a public hearing.

The Board discussed whether or not to charge a fee for the inspections and whether to have the inspections done annually or biennial. By show of hands the consensus of the Board was to not charge a fee and have the inspections done biennial.

*A motion was made by Mr. Gray and seconded by Mr. Willis to send the draft Aquifer Protection Ordinance to the Codes and Ordinances Committee. The motion carried unanimously.*

**B. Appeal of Decision**

Mr. Campbell informed the Board an application for appeal has been submitted for 66 Rochester Hill Road and will be before the Zoning Board of Adjustment on May 13th.

**C. Zoning issue**

Mr. Sylvain informed the Board the zoning for the fairgrounds had been brought to his attention. He said right now it is zoned office-commercial and is asking if they should rezone it due to all the events that will be taking place. Mr. Campbell added the fact fairs are not an allowed use in any of the zones.

The Board discussed the issue of if the property is sold would it be grandfathered and also what zone would allow for entertainment.

Mr. Gray asked to see a formal request from an applicant in order to see what type of events they are looking to do. Mr. Sylvain said there are five events scheduled that have all been given permission by the City.

**XI. Adjournment**

*A motion was made by Mr. Gray and seconded by Mr. Healey to adjourn at 9:04 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary