**City of Rochester Planning Board**

Monday May 5, 2015

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on May 18, 2015)*

*Members Present*

Nel Sylvain, *Chair*

Matthew Kozinski, Secretary

Tim Fontneau

Charles Grassie, Jr.

James Gray

Robert Jaffin

Mark Sullivan

Dave Walker

Tom Willis

*Members Absent*

Rick Healey, excused

Fred Leonard, excused

*Alternate Members Present*

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. 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. Healey.

**IV. Communications from the Chair**

Mr. Sylvain asked if any one that attended the OEP conference had any comments. Mr. Gray said he enjoyed attending the law lecture as he finds it interesting and very helpful.

**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Jaffin to approve the April 20, 2015 meeting minutes. The motion carried unanimously.*

**VI. Extension/Modifications**

 **A. Michael Harrison, 31A Oak Street - Extension**

Mr. Campbell informed the Board the applicant is requesting an extension to June 30, 2015.

Mr. Willis asked what the reason for the extension is. Mr. Harrison came forward and said the reason is because the person they are conveying the land to had an estate and that needed to be cleaned up before moving forward.

*A motion was made by Mr. Fontneau and seconded by Mr. Grassie to approve the extension as requested. The motion carried unanimously.*

**B. Michael Harrison, 31A Oak Street - Modification**

Mr. Harrison informed the Board originally they were conveying land onto two parcels, however the owner of Easy Street / Colby Footwear backed out so now there will only be one parcel.

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

 **C. Granite Ridge Marketplace, Farmington Road - Extension**

Mr. Campbell informed the Board the applicant is requesting an extension to July 14, 2015 so their attorney can finish working on the precedent conditions.

There was a brief discussion about the remaining items to be completed included the easement.

*A motion was made by Mr. Fontneau and seconded by Mr. Grassie to approve the extension as requested. The motion carried unanimously.*

**VII. New Applications**

 **A. 21 Farmington Road, LLC, 21 Farmington Road**

Ken Berry of Berry Surveying and Engineering said he is representing 21 Farmington Road, LLC. Mr. Berry went on to give the Board a brief history of the parcel before presenting the proposed project.

Mr. Berry said Key Auto Group will be the management group for the project, they are proposing eliminating the two existing structures and foundations and constructing a 2,700 sq. ft. building that will be situated more in the center of the Lot. He said they will be gaining 11 feet of green space in the front of the parcel and 5 feet of green space around the perimeter. Mr. Berry went on to explain the drainage plan, utility plan, and an addition of a deceleration lane on Farmington Road.

Mr. Sylvain asked if there were any architectural renderings or examples of materials and color. Stephen Patterson of 21 Farmington Road, LLC said they did not bring any renderings to the meeting, but said the colors and materials will be almost the same as the Key Collision Center across the street.

*A motion was made by Mr. Walker and seconded by Mr. Grassie to accept the application as complete. The motion carried unanimously.*

Mr. Sylvain opened the public hearing. No one came forward.

Mr. Campbell said the applicant hasn’t requested any waivers and the Conservation Commission has reviewed the project and recommends approving the Conditional Use Permit.

Mr. Grassie recommended putting a condition in the notice of decision that there be no parking off the paved surface as this was an issue with the previous car dealer.

There was a brief discussion if this project conforms to the new stormwater ordinance that is to be passes and the proximity to the aquifer protection area.

Mr. Fontneau asked if there will be striping in order to decipher the two lots as he feels there needs to be a clear delineation. Mr. Walker recommended installing speed tables to cut down the amount of traffic. Mr. Berry said he believes once it becomes an active lot the speed at which the traffic goes through there will slow down.

Mr. Grassie said he agreed saying it will be a parking lot and people will realize it, using Hannaford and Home Depot as an example.

Mr. Willis asked how much interaction there will be on a day to day basis between this site and the collision center across the street. Mr. Patterson said he believes it would be zero as there will be 2 bays on site for inspections and minor repairs.

Mr. Sullivan said he has concerns with added traffic as a result of the service department. Mr. Willis asked if the service department would be open to the public or if it would just be to service their vehicles. Mr. Patterson said it would be open to the public for minor repairs and inspections.

*A motion was made by Mr. Willis and seconded by Mr. Walker for a postponement to the May 18th meeting. The motion carried unanimously.*

Mr. Berry went on to explain the Condition Use permit. He said a level spreader will be located in the wetland buffer. He said the incursion will not disturb the existing tree line because the existing contour of the property limits the location of the rain garden, and the existing wetland buffer has been historically cut / disturbed.

*A motion was made by Mr. Walker and seconded by Mr. Grassie to approve the Conditional Use Permit. The motion carried unanimously.*

Mr. Sylvain called a recess at 8:07pm

Mr. Sylvain called the meeting back to order at 8:14pm

**B. Robert Diberto, 319 Rochester Hill Road**

Christopher Berry of Berry Surveying and Engineering said he is representing the developer Robert Diberto. He said he is presenting the preliminary site plan in order to gather information from the Board as well as from the abutters.

Mr. Berry explained the proposed project is on the corner of Rochester Hill Road and Quail Drive and located in the office-commercial zone which allows for 3 and 4 family housing, but does not allow duplexes on one lot which is what the developer originally wanted.

Mr. Berry went on to say they plan on keeping most of the existing vegetation for to use as buffers for the abutting properties. He said the have met with the City of Somersworth about the potential of extending the waterline from Haven Hill Road. Mr. Berry explained to the Board there will not be any curb cuts on Route 108, however they would like to the keep the existing driveway for emergency use but would defer people from using it on a daily basis.

Mr. Sylvain opened the public hearing.

Deborah Kneisley of 40 Quail Drive said she has lived there since 1997. She said she and her husband moved there because it was a wooded area and had wildlife. She went on to say the project would abut their side yard and is concerned with runoff as there are hills and plateaus. She said she has spoken to the EPA because she is concerned with possible contamination of her well if this project is approved.

She also said they are concerned that this project will affect the property value, and asked if this will be townhomes to be sold or rented, and if they are rentals will they be section 8.

Colleen Hart of 61B Quail Drive informed the Board she has lived there since 2011 and said it is a very quiet neighborhood. She said she is concerned with the increase of traffic this project will generate as there are always children playing and people walking on the street. She said there are a lot of issues that are concerning with this project including extending the waterline from Somersworth.

Amanda Dobson of 55 Quail Drive said she and her family live in the home across from the proposed driveway and is concerned about the headlights from vehicles shining into her home. Ms. Dobson also said she is concerned with runoff crossing the street and potentially being a problem for her property. She also asked what type of housing it will be as it will affect their property values.

Shana Mitropoulos of 315 Rochester Hill Road said the development will be in her back yard, and as of right now there is lots of wildlife and she feels very comfortable letting her children play in the back yard. She said she generally has the same concerns as the other abutters.

Mr. Berry said he understands the concerns of the abutters and said that’s the reason they present a preliminary plan, so they can make sure all of the issues are addressed.

Mr. Berry went on to inform the abutters that every leach field requires State approval, so there shouldn’t be a concern about contamination. He also said if the Board would like the access from Rochester Hill Road instead of Quail Drive as proposed he will speak to NH DOT.

The Board and Mr. Berry discussed the waterline being extended from Somersworth. Mr. Walker expressed his displeasure with the proposal. Mr. Sylvain asked Mr. Berry to look into the cost of hooking into Rochester’s waterline.

Mr. Grassie said he believes this project is too intense for the site. Mr. Campbell asked if the developer had thought about subdividing the lot and building duplexes. Mr. Berry said he will check with Mr. Diberto.

Mr. Campbell said because the site plan is so preliminary he recommends the Board let Mr. Berry gather more information on the site and then have further discussion.

Mr. Berry agreed, saying he would like to put together a more comprehensive plan then possibly have the Board do a site walk.

*A motion was made by Mr. Grassie and seconded by Mr. Walker to continue the preliminary site plan application to the June 1st meeting. The motion carried unanimously.*

**VIII. Other Business**

Mr. Willis wanted to discuss the zoning for the proposed Rochester Hill Road project. He asked if it’s a flaw in the new zoning as he doesn’t believe the intent was to allow for 13 townhomes.

Mr. Campbell said housing was specifically allowed, however it was changed at the Council level. He also said the issue have been brought up by staff at the TRG meetings and they agree it needs to be changed.

**IX.** **Adjournment**

*A motion was made by Mr. Grassie and seconded by Mr. Walker to adjourn at 9:15 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary