**City of Rochester Planning Board**

Monday June 1, 2015

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on June 15, 2015)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, Secretary

Tim Fontneau

Charles Grassie, Jr. (arrived at 7:06pm)

James Gray

Mark Sullivan

Dave Walker

Tom Willis

*Members Absent*

Robert Jaffin, excused

*Alternate Members Present*

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

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Mr. Leonard voted in place of Mr. Jaffin.

**IV. Communications from the Chair**

There were no communications from the Chair.

**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Healey to approve the May18, 2015 meeting minutes. The motion carried unanimously.*

**VI. Extension/Continued Applications**

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

At the applicants request the preliminary site plan application has been continued to the July 13, 2015 meeting.

**VII. New Applications**

 **A. Albert Mutascio, 25 Main Street**

Mr. Mutascio explained to the Board he was there requesting a Conditional Use to permit an assisted living residence. He went on to say he and his wife have been caring for elderly people under an agency for years in their residence; however now they would like to be licensed with the State to be able to care for people.

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

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

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

Mr. Fontneau asked if any approval would stay with the property. Mr. Campbell informed the Board any approval would be for the applicant at this location. He went on to say an approval would not stay with the property.

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

**B. Granite Ridge Marketplace, Farmington Road**

Ken Mavrogeorge of Tighe & Bond presented the site plan modification on behalf of Waterstone Rochester, LLC.

Mr. Mavrogeorge said since the last time they were before the Board they have been working to secure tenants and in doing so they have had to make some modifications. He went on to explain the changes they are proposing, such as the total proposed building square footage has increased from 272,300 sf to 290,582 sf, the northernmost 2,000 sf drive thru fast food outparcel has been removed and replaced with a stormwater wetland, the total parking has increased from 1,300 to 1,346 spaces, the pedestrian areas in front of the anchor building has been increased in width by a minimum of five feet to allow for greater pedestrian access, the size and location of the proposed trash/recycling enclosures have been revised for the proposed 29,000 sf strip building to accommodate tenant requirements, the retaining wall along NH Route 11 has been removed and replaced with a stacked stone slope, the gravel wetland has been revised to increase volume, a stormwater wetland has been added in the northeast corner of the development, and a mini roundabout has been added to Marketplace Boulevard (frontage road) to meet tenant requirements.

Mr. Mavrogeorge said they are also requesting waivers from the Site Plan Regulations, Article III – Section 5 – (E) Parking Lots (5) & (7).

Mr. Mavrogeorge and the Board went into a discussion regarding the roundabout. Mr. Mavrogeorge explained there will be splitter islands in order to minimize speeds. Mr. Sullivan asked if staff had asked for the traffic change for the roundabout. Mr. Campbell said no, it was proposed by the developer, however staff wants to make sure it will be functional.

There was a brief discussion about fire apparatus navigating the roundabout with other vehicles on it.

Mr. Leonard asked who will be maintaining the roundabout. Mr. Sylvain said he is concerned there may be issues in the future with snow removal. Mr. Mavrogeorge said there is a developer’s agreement in place that stated Waterstone will be responsible for maintaining snow removal from the roundabout.

Josh Levy of Waterstone Rochester, LLC announced in addition to Marshall’s and Petco they have secured Hobby Lobby as a tenant.

*A motion was made by Mr. Walker and seconded by Mr. Healey to approve the waiver requests and modification application. The motion carried unanimously.*

**VIII. Other Business**

 **A. Definition for multifamily housing – Discussion**

Mr. Campbell explained the changes that have been made to the multifamily housing definitions as there had been some issues raised about whether or not two duplexes are permitted on one lot. He went on to say “Dwelling, Three & Four Family” will be removed from the Permitted Uses Table as well as the Dimensional Standards Table.

There was discussion about what had originally been sent to the City Council. Mr. Fontneau said the proposed change is more restrictive than the original document. He suggested correcting the change made by the City Council that created the loophole.

Mr. May asked if changing the definition would it affect a lot of properties. Mr. Sullivan explained property owners would still be able to develop their land; they would just need to be able to meet the lot requirements. Mr. Campbell added they would also need to hook into City water and sewer.

The Board agreed to have Mr. Fontneau work with Mr. Campbell on making some changes before it goes to the Codes and Ordinances Committee.

**IX.** **Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Willis to adjourn at 8:20 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal DeButts,

Planning Secretary