**City of Rochester Planning Board**

Monday October 5, 2015

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on October 19, 2015)*

*Members Present*

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, Secretary

Tim Fontneau

Charles Grassie, Jr.

James Gray

Robert Jaffin

Dave Walker

Tom Willis

*Members Absent*

Mark Sullivan, excused

*Alternate Members Present*

Robert May

Staff: James Campbell, Director of Planning & Development

Crystal Galloway, 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 7:00 p.m.

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

No alternates were needed.

**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 September 21, 2015 meeting minutes. The motion carried, Mr. Willis abstained.*

**VI. New Applications**

**A. Hussey Manufacturing Technology, LLC, 127 & 145 Airport Drive**

Scott Lawler of Norway Plains Associates explained the site plan is to construct a 40,000 sq ft manufacturing facility in 2 phases. He said in phase I they will be constructing a 24,000 sq ft building with a 16,000 sq ft expansion within the next five years.

Mr. Lawler explained they are in the process of purchasing 2 vacant lots from the City. He went on to say they are requesting a waiver from the Site Plan Regulations 13(A)(2) because the stormwater runoff volume post development is proposed to exceed that of pre-development conditions.

Mr. Lawler said they have filed an Obstruction Elevation with the FAA and they are waiting to hear back.

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

Mr. Campbell said there are only a few minor plan notes that need to be added, there would need to be a lot merger, and would need a letter from Pease Development Authority.

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

*A motion was made by Mr. Walker and seconded by Mr. Grassie to approve the waiver request. The motion carried unanimously.*

Mr. Sylvain asked what type of materials will be used. Mr. Lawler said it will be a steel building with a insulated membrane slopped roof.

Mr. Sylvain asked about the location of the dumpsters. Mr. Lawler said the dumpsters will be located in the back of the building and will be screened in.

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

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

Ken Mavrogeorge of Tighe & Bond said they were before the Board with some modifications to the approved site plan. 1) The proposed building square footage increased from 290,582 sf to 309,209 sf. 2) There will be approximately 8,250 sf of additional wetland impacts due to the addition square footage of the building. 3) The total proposed parking spaces increased from 1,346 to 1,358, with additional accessible parking spaces added to the front of the “Anchor” building. 4) Landscape revisions to include 8 additional raised planters in front of the 29,000 sf strip building. 5) The park area at the center of the site has been revised to reduce the amount of concrete sidewalks and increase the amount of landscaped planters.

Mr. Campbell said staff had no concerns with the modification.

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

Mr. Walker asked if any arrangements have been made for park maintenance. Mr. Mavrogeorge said the discussions are still ongoing. Mr. Sylvain asked if the developer and the City are not in agreement will the park be an issue. Doug Richardson of Waterstone, LLC said it is the intent of Waterstone to maintain the park.

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

**C. 105 Farmington Road, LLC, 105 Farmington Road**

Ken Mavrogeorge of Tighe & Bond said they are proposing a 10,000 sf building, 8,000 sf of retail space and 2,000 sf for a fast food restaurant with a drive thru. He said access will be a right turn both in and out due to the concrete median, however, they are hoping to reach an agreement with the abutting property for an access road.

Mr. Mavrogeorge said there are two proposed raingardens as well as an underground infiltration system. He went on to say the site will have 41 parking spaces, and there will be two screened dumpsters located at the rear of the property.

Mr. Campbell informed the Board staff recommends approval with a few notes such as a copy of the traffic study be submitted to and reviewed by Technical Review Staff, and soil data must be submitted to the Department of Public Works.

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

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

The Board discussed with the applicant the need for the access road to the abutting property. Mr. Willis said its not only a safety issue but it also shuts off half of possible patrons because they can’t access the site by making a left turn. Mr. Grassie said there is no incentive for the abutter to agree, and suggests the City gets involved and makes sure the developer is responsible for the cost of the access road.

Mr. Sylvain asked what the time frame would be to start construction. Mr. Richardson said they would be looking to start in the spring.

Mr. Walker asked if an agreement for the access road would be part of the precedent conditions. Mr. Sylvain said yes, it would have to be.

*A motion was made by Mr. Walker and seconded by Mr. Healey to approve the site plan with the condition there is an agreement for an access road to the abutting property. The motion carried unanimously.*

**VII. Other Business**

**A. Discussion of architectural design for The Ridge Marketplace**

Mr. Mavrogeorge presented the architectural renderings to the Board. Mr. Sylvain asked if there would be screening for building 2 because the back of the building will be facing Marketplace Boulevard. Mr. Mavrogeorge said there will be landscaping and vegetation planted. He added the dumpsters located behind the building will be more of an architectural feature rather than just being screened.

Mr. Willis asked what typed of material will be used. Mr. Richardson they will be using a variety of materials. He said there will be 4 inch thick real brick and the concrete blocks they will be using will be polished and colored. Mr. Richardson said they will be using real materials, no veneers.

Mr. Fontneau asked if this project will look similar to the Seabrook and Epping plazas. Mr. Richardson said yes, it will be similar to both.

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

**B. Request for 2 Bonds to be released**

Mr. Campbell informed the Board he had received a request from Tom Severino to have two Bonds released, one is $110,000 Restoration Bond for Route 11 and the other is a Bond for off-site improvements for Norway Plains Road development. Mr. Campbell said a new Bond has been submitted and Mr. Severino is asking to have the old Bond returned to the bank.

*A motion was made by Mr. Walker and seconded by Mr. Healey to release the Restoration Bond for $110,000. The motion carried unanimously.*

*A motion was made by Mr. Walker and seconded by Mr. Healey to return the Bond for the off-site improvements for the Norway Plains Road development. The motion carried unanimously.*

**VIII.** **Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Grassie to adjourn at 8:01 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,

Planning Secretary