**City of Rochester Planning Board**

Monday February 6, 2017

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved on February 27, 2017)*

*Members Present*

Matthew Kozinski, *Secretary*

Tim Fontneau

Rick Healey

Robert Jaffin

Robert May

Mark Sullivan

Tom Willis

*Members Absent*

Nel Sylvain, excused

Dave Walker, excused

Deborah Shigo, excused

*Alternate Members Present*

James Gray

Staff: James B. 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. Kozinski called the meeting to order at 7:00 p.m.

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

The alternate was not present for the meeting

**IV. Communications from the Chair**

There were no communications from the Secretary.

**V. Approval of Minutes**

*A motion was made by Mr. Healey and seconded by Mr. Willis to approve the January 9, 2017 meeting minutes. The motion carried unanimously.*

*A motion was made by Mr. Jaffin and seconded by Mr. Healey to approve the January 23, 2017 meeting minutes. The motion carried unanimously.*

**VI. New Applications:**

 **A. John & Marilynn Tapscott, 639&647 Portland Street – Lot Line Revision**

David Vincent of Land Survey Services explained the request for a lot line revision. He said currently there is an existing home on one lot and the other is vacant. Mr. Vincent said it was a fairly simple adjustment in order to give the larger of the two lots 200 feet of frontage.

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

Mr. Kozinski opened the public hearing. No one was present to speak so he brought the discussion back to the Board.

*A motion was made by Mr. Healey and seconded by Mr. Willis to approve the lot line revision. The motion carried unanimously.*

**VII. Continued/Postponed Applications:**

 **A. Real Estate Advisors Inc., 24 Jeremiah Lane - Subdivison**

Christopher Berry of Berry Surveying & Engineering gave a brief history of the project. He said the previous plan consisted of cul-de-sacs and a grid pattern. Mr. Berry said the original plan had one key element and that was to preserve the existing farm land. He went on to say at the last public hearing it was determined if a secondary access couldn’t be made to Jeremiah Lane that the project was to move forward in a way that could find a secondary access point.

Mr. Berry showed the Board a conceptual plan that he and the applicant have been working on. He said the new plan shows a second access further up Portland Street without using Jeremiah Lane.

Mr. Berry said they developed the density of the new plan around the abutting properties right-of-way; saying it would be shared access, meaning there would be some driveways that come off the right-of-way. Mr. Berry added the applicant spent a lot of time working with the landowner to develop access out onto Portland Street.

Mr. Berry told the Board they have been granted a variance to allow the units within the development to have 60 feet of frontage; adding they are in discussion with the Zoning Officer as he believes the variance request was inadequate.

Mr. Berry said they were looking for guidance from the Board to see if this plan is something they should move along with.

Mr. Kozinski opened the public hearing.

James Benton of 579 Portland Street said he wasn’t sure how to proceed with the new plan. He said it will still be a challenge with regards to the right-of-way as it has to cross a street as well as driveways. Mr. Benton said he also has concerns with how the wetlands will flow with the new layout.

Troy Dillow of 597 Portland Street said it’s a much better plan now that there are two accesses. However, he said the area they are proposing for the new access has vernal pools and floods.

Lesley Unger-Mochrie of 25 Brenda Lane said the current wetlands provide a nice buffer and now that the plan has changed and there will be two duplex units abutting her property she is concerned with how it will make her home look.

Al Benton of 585 Portland Street said he was representing the Huppy’s who own abutting property as well as the right-of-way. Mr. Benton asked why the plan is being presented to the Board when it wasn’t received until after the deadline date and staff didn’t have a chance to review it. Mr. Campbell explained this happens a lot with applications, things change and it’s submitted to staff after the deadline and before they have done the engineering which he said is the case with this plan. Mr. Campbell added staff will get full plans along with a drainage report.

Mr. Benton went on to say the Huppy’s will oppose the new plan as well. He said on the new plan there’s still going to be a city street going through the right-of-way. He added the Huppy’s right-of-way starts at Portland Street, goes down Jeremiah Lane and through the proposed development to their 20 acre parcel. Mr. Benton asked Mr. Campbell to get information from the State regarding right-of-ways. He also asked if the Conservation Commission will be doing another site walk.

Paul Martin of 35 Brenda Lane said he opposes the new plan because it goes against the City’s Master Plan and Zoning Ordinance.

Mr. Martin added that he sees wildlife in the fields such as fox, and turkey’s all of which will be gone if this development is approved.

There was no one further from the public present to speak; Mr. Kozinski brought the discussion back to the Board.

Mr. Fontneau said the revised plan looks like a better opportunity to leave the right-of-way intact. He added that the two lots that will abut properties on Brenda Lane don’t show buffers where the rest of the project does.

Mr. Sullivan asked the status of the having a third party review for drainage and traffic studies. Mr. Campbell said they are on hold.

Mr. Willis asked for clarification as to where the single family homes, duplexes and four family units will placed. Mr. Berry explained the layout of the project.

Mr. Healey said there were a few lots that weren’t showing driveways. Mr. Berry explained those lot will get their access from the right-of-way.

Mr. Fontneau said it was risky to have multifamily culture into the development. Mr. Berry said he understands what’s being said and added their development is different because the lot within the development are different.

Mr. Campbell said staff has only had a brief opportunity to look at the new plan but said they do prefer it better.

*A motion was made by Mr. Fontneau and seconded by Mr. Jaffin to continue the application to the March 6, 2017 meeting. The motion carried unanimously.*

**B. Harold & Dorothy Caler & Real Estate Advisors Inc., Franklin St. & Jeremiah Ln. – Lot Line Revsion**

Mr. Berry said there is nothing to discuss at this point as the lot line revision is tied into the Jeremiah Lane project.

*A motion was made by Mr. Fontneau and seconded by Mr. Healey to continue the application to the March 6, 2017 meeting. The motion carried unanimously.*

 **C. Anna & Ervin Fazekas Rev Trust, 89 Milton Road/Flat Rock Bridge Road – Site Plan**

Mr. Berry said the 16-unit project has been discussed over the last year. He said they submitted revised plans on January 27th, but said it wasn’t enough time for staff to review.

Mr. Kozinski opened the public hearing. No one was present to speak so he brought the discussion back to the Board.

Mr. Willis asked if the plans have been fully vetted by the TRG. Mr. Campbell said yes, mostly. He added that staff would recommend continuing to the February 27th meeting.

Mr. Willis asked if the units will be for sale or for rent. Mr. Berry said they will initially be for rent as the developer doesn’t believe that side of Rochester is ready for such townhomes for sale.

Mr. Willis asked if water will be individually metered. Mr. Berry said there will be one meter pit at this time.

*A motion was made by Mr. Fontneau and seconded by Mr. Healey to continue the application to the February 27, 2017 meeting. The motion carried unanimously.*

**D. Cramer Family Trust & Patricia Woodward Trust, 156 Old Dover Rd. & Laura Dr. – Lot Line Revision**

Attorney FX Bruton said his client submitted a letter requesting a 30 day continuance. He said the reason for the request is so they can look further into the issues that were raised previously.

*A motion was made by Mr. Jaffin and seconded by Mr. Healey to continue the application for 30 days as requested. The motion carried unanimously.*

**VIII. Other Business**

**A. Proposed Amendment to Zoning Ordinance definition of “Tavern”**

Mr. Campbell said the city has been approached regarding brew pubs so staff is looking at amending zoning to allow carry out service.

Mr. Healey said a tavern is very social where a brewery is industrial. He said he wasn’t sure how it would work. Mr. Campbell gave the example of Red Hook brewery in Newington.

There was some discussion on size requirements and what would fall under the State Liquor Commission.

Mr. Campbell said he will gather further information and bring it back to the Board for the workshop meeting.

 **B. Granite State Business Park expansion**

Mr. Campbell said the business park has done very well and they are looking to increase the industrial zone to include a lot off from Route 108 for future expansion.

Mr. Jaffin said this should be coordinated with the Planning Commission because exit 10 is now in the works and they may need the southerly end of the parcel for a right-of-way.

*A motion was made by Mr. Fontneau and seconded by Mr. Healey to endorse the zoning change. The motion carried unanimously.*

**IX. Adjournment**

*A motion was made by Mr. Healey and seconded by Mr. Fontneau to adjourn at 8:35 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,

*Planning Secretary*