

**City of Rochester Planning Board**  
Monday November 5, 2018  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on November 19, 2018)*

Members Present

Nel Sylvain, *Chair*  
Dave Walker, *Vice Chair*  
Matthew Kozinski, *Secretary*  
Mark Collopy  
A. Terese Dwyer  
Tim Fontneau  
Donald Hamann  
Robert May  
Mark Sullivan

Members Absent

Alternate Members Present

Joyce Bruckner  
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.)

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

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

There were no alternates present.

**IV. Communications from the Chair**

Mr. Sylvain reminded everyone to vote on Tuesday November 6<sup>th</sup>.

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**V. Approval of Minutes**

*A motion was made by Mr. Walker and seconded by Mr. Kozinski to approve the October 15, 2018 and October 22, 2018 meeting minutes. The motion carried unanimously.*

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## **VI. New Applications**

### **A. Packy's Investment Properties, LLC, 46 Farmington Road**

Mr. Campbell informed the Board that the applicant has requested a continuance to the first meeting in December.

*A motion was made by Mr. Fontneau and seconded by Mr. Walker to continue the application to the December 3, 2018 meeting. The motion carried unanimously.*

### **B. David Thayer, 22 Farmington Road**

Christopher Berry of Berry Surveying & Engineering explained to the Board a site plan was approved in 2016 to construct an addition to the retail store and construct a indoor shooting range. He said the applicant is looking to change the shooting range to an archery range and said the amendment would be for a revised building layout, revised parking, and revised square footage of the building.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Campbell told the Board the applicant is requesting a waiver from the Site Plan Regulations Article III, Section 10.E.3 which requires drive-aisles in parking lots be 24' wide. The applicant is proposing 22' wide. Mr. Campbell said Staff supports this waiver because 22' will provide adequate room for vehicle movements, including emergency vehicles.

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

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

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

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## **VII. Continued Applications**

### **A. Groen Construction, 122 Meaderboro Road – 2-Lot Subdivision**

Mr. Berry explained the revised plan for a 2-lot subdivision along Meaderboro Road. He said there is a condition approval that the lowest level of construction on proposed lot 13-2 must be above existing grade and his client understands the condition and is fine with it.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Campbell said Staff recommends accepting the application as complete and also recommends the application be approved.

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

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

## **B. Groen Construction, 122 Meaderboro Road – 6-Lot Subdivision**

Mr. Berry explained the revised plan for a proposed 8-lot subdivision. He said his client is trying to minimize development and said the proposed road has been revised slightly to accommodate the 2 additional lots.

Mr. Sylvain opened the public hearing. No one from the public was present to speak; he brought the discussion back to the Board.

Mr. Campbell told the Board the applicant is requesting a Conditional Use Permit because of proposed wetland and wetland buffer impacts. He said the Conservation Commission reviewed the CUP request in August and conducted a site walk and they support the request as presented.

Mr. Campbell said Staff recommends the Board accept the application as complete and recommends the Board approve the application.

He said the applicant is requesting four waivers. The first is from Subdivision Regulation 6.2.1.4 which requires 3:1 slopes along roads. The applicant is proposing steeper slopes at 2:1. Mr. Campbell said Planning, DPW, and Police support the waiver because the speed of the road is slow and will have little traffic and because the steeper slopes will allow for less wetland impact.

The second waiver is from Subdivision Regulation 5.4.1 that requires post development drainage volume to equal or be less than pre development. The applicant is proposing an increase. Mr. Campbell said DPW supports the waiver because the increase is slight and does not foresee any impact to abutting or downstream properties.

The third waiver is from Table 5-2 of the Subdivision Regulations that restricts a road grade within 100' of an intersection to 2%. The applicant is proposing a negative 4% grade for the first 40 feet and then negative 5.5% for the next 50 feet. Mr. Campbell said Planning, DPW, and Police support the waiver because they don't expect the grade to prevent emergency vehicles from entering or have problems plowing the road.

The fourth waiver is from Table 5-2 of the Subdivision Regulations which requires that street pavement width is to 24'. The applicant is proposing 22'. Mr. Campbell said Planning, DPW, and Police support the waiver.

Mr. Sullivan asked for more explanation of the waiver request for the road. Mr. Berry explained most roads have a slope at 2%; he said you want to carry that 2% out into a new roadway to create positive drainage. Mr. Berry said they are proposing 4% because that is what NHDOT requires and it is a NHDOT road.

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

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

*A motion was made by Mr. Walker and seconded by Ms. Dwyer to approve the four waiver requests. The motion carried unanimously.*

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

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## **VIII. Other Business**

### **A. Review of 2019 meeting dates**

The Board reviewed and discussed the meeting dates for 2019. They amended the workshop for December to be “only if necessary”.

Mr. Sylvain said the December meeting for this year is the 17<sup>th</sup>, depending on how it looks the Board may vote to not hold the workshop meeting. Mr. Walker agreed saying if there is nothing pressing the next meeting will be in January.

*A motion was made by Mr. Walker and seconded by Mr. Kozinski to approve the 2019 meeting dates with the changes stated. The motion carried unanimously.*

### **B. Recommendation to the City Council for amendments to the Historic District Overlay portion of the Zoning Ordinance**

Mr. Campbell said the Board held a special meeting to go over the material and decided to put it on the agenda to make a recommendation to the City Council.

Mr. Sullivan asked if the names, titles, and definitions have been corrected. Mr. Campbell said they have.

The Board briefly discussed changing “public hearing officer” to the Zoning Board of Adjustments. Mr. Campbell cautioned that doing so might make things more difficult and it should be an independent arbitrary person. The Board further discussed and decided they felt more comfortable using the Zoning Board.

*A motion was made by Mr. Walker and seconded by Ms. Dwyer to recommend the amendments to the Historic District Overlay portion of the Zoning Ordinance to the City Council as amended. The motion carried unanimously.*

### **C. Other**

Mr. Sylvain asked Mr. Kozinski to start working on the agenda for the Boards retreat meeting in January.

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## **IX. Adjournment**

*A motion was made by Mr. Walker and seconded by Mr. Hamann to adjourn at 7:24 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,  
Planning Secretary