

**City of Rochester Planning Board**  
Monday December 3, 2018  
City Council Chambers  
31 Wakefield Street, Rochester, NH 03867  
*(These minutes were approved on January 7, 2019)*

Members Present

Dave Walker, *Vice Chair*  
Matthew Kozinski, *Secretary*  
Mark Collopy  
Tim Fontneau  
Donald Hamann  
Robert May  
Mark Sullivan

Members Absent

Nel Sylvain, excused  
A. Terese Dwyer, excused

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

The Planning Secretary conducted the roll call.

**III. Seating of Alternates**

Ms. Bruckner voted in place of Ms. Dwyer.

**IV. Communications from the Chair**

There were no communications from the Vice Chair.

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**V. Approval of Minutes**

*A motion was made by Mr. Collopy and seconded by Mr. Hamann to approve the November 19, 2018 meeting minutes. The motion carried unanimously.*

## **VI. Consent Agenda**

- A. JW Lam Brothers, LLC, 24 Signal Street**
- B. Waste Management of NH, 36 Rochester Neck Road (Lot line revision)**
- C. Waste Management of NH, 36 Rochester Neck Road (Modification)**
- D. Makris R.E. Development, LLC, Chesley Hill Road & Donald Street**

*A motion was made by Mr. Kozinski and seconded by Mr. Hamann to approve the Consent Agenda. The motion carried unanimously.*

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## **VII. Continued Applications**

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

Mr. Campbell informed the Board that the applicant requested the application be continued to the February meeting.

*A motion was made by Mr. Collopy and seconded by Mr. Hamann to continue the application to the February 4, 2019 meeting. The motion carried unanimously.*

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## **VIII. New Applications**

### **A. KJK Wireless, LLC, 290 North Main Street**

Bob Gashlin of KJK Wireless presented the application and plan for an amendment. He explained they are proposing to install electric charging stations for Tesla cars. Mr. Gashlin went on to say the charging stations will be along the curbing to North Main Street in the existing Hannaford parking lot. He said they are requesting a waiver from Site Plan Regulation Article III Section 15 (D)(2) which requires utilities to be placed underground. Mr. Gashlin said they are proposing to add eight shrubs to the existing landscape in order to mask the charging equipment and they will also be installing bollards to protect the charging stations.

Mr. Walker opened the public hearing.

Lou Archambault of 224 Chesley Hill Road said his first concern is who will pay for this in the future. He said there are over a half million registered vehicles in the state of New Hampshire of which only 1,400 are electric, and added that Tesla chargers only work on Tesla cars.

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

Mr. Campbell said Staff does not support the waiver request because only one utility pole is allowed and the lot has already been allotted that. He said if the Board does grant the waiver the Planning Department will work with the applicant to make sure there is appropriate landscaping and screening.

Mr. Campbell went on to say Staff recommends the Board find the application as complete and would recommend approval.

Mr. Fontneau said he doesn't have an issue with the waiver request but he is concerned about the size of the switch units along North Main Street. Mr. Gashlin said all the equipment will be 5'8" tall except the super charger units which are 6'4" tall.

There was a brief discussion regarding the type of material of the charging units.

Mr. Walker asked if they will be responsible for maintaining the portion of the parking lot where the units will be placed. Mr. Gashlin said they will not be monitoring the eight parking spaces but four of them will have a sign that states the spaces are reserved for charging station.

There was a discussion regarding snow removal for around the charging units. Mr. Walker said he would like a specific snow removal plan on file with the Planning Department.

*A motion was made by Mr. Fontneau and seconded by Mr. Collopy to grant the waiver request based on the applicant coordinating with the Planning Department to screen all the equipment. The motion carried unanimously.*

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

*A motion was made by Mr. Fontneau and seconded by Mr. Hamann to approve the amendment application with changes as stated. The motion carried unanimously.*

### **B. Terence & Susan Miltner Family Living Trust, 600 Pickering Road**

Ray Bisson of Stonewall Surveying explained the plan for a proposed 2-Lot subdivision. He said they would like to subdivide off a buildable lot with its driveway access from Shady Hill Drive. Mr. Bisson explained the City has a 25' wide drainage easement that crosses the proposed lot. He went on to say the wetlands have been delineated and test pits have been done.

Mr. Walker 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 the Board accepts the application as complete and recommends approval.

There were no questions from the Board

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

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

### **C. Waste Management of NH, 90 Rochester Neck Road**

Anne Reichert of Waste Management presented the site plan. She explained they have a proposed landfill gas treatment system which has two sites, one being the UNH treatment system in the north area and the other is located in the south area. Ms. Reichert explained there is a four chamber stormwater pond which they are proposing to fill chamber four but are proposing to excavate further out on the western end to make up for stormwater capacity.

Ms. Reichert further explained the proposed landfill gas treatment system. She said they are requesting a waiver from Site Plan Regulation Article II Section 5 (2) that requires the scale of the plan to be not less than 1" equals 50'

Mr. Walker 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 supports the waiver request because of the size of the lot and recommends accepting the application as complete and approval.

Mr. Fontneau asked if this expansion would cause more of an odor issue. Ms. Reichert explained it is a dry media and there is a chemical exchange that happens which means there is no off gassing. There was a brief discussion regarding the odor that occurs from time to time.

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

*A motion was made by Mr. Fontneau and seconded by Mr. Kozinski to grant the waiver request. The motion carried unanimously.*

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

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## **IX. Other Business**

### **A. Recommendation to the City Council for zoning amendment to the Conservation Overlay**

Mr. Campbell explained the Conservation Commission discussed this and have no issues. He said it will be simple editing to change the language from calling out the Corp of Engineers Wetland Delineation Manual from 1987 it will say the most recent version of the Regional Supplement of North Central and North East Region.

Mr. Collopy asked if there would be an issue if there should be a 2019 version and the City is still using the 2018 version. Mr. Campbell explained the current version will be easily accessible.

*A motion was made by Mr. Fontneau and seconded by Mr. Collopy to recommend the Zoning Amendment to the Conservation Overlay move forward to the City Council. The motion carried unanimously.*

### **B. Other**

Mr. Walker asked if there is any pressing business for the workshop meeting in December. Mr. Campbell said no.

*A motion was made by Mr. Fontneau and seconded by Mr. Hamann to suspend the workshop meeting for the month of December. The motion carried unanimously.*

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## **X. Adjournment**

*A motion was made by Mr. Collopy and seconded by Mr. Hamann to adjourn at 7:53 p.m. The motion carried unanimously.*

Respectfully submitted,

Crystal Galloway,  
Planning Secretary