

City of Rochester Planning Board
Monday July 12, 2021
City Hall Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on July 19, 2021)

Members Present

Nel Sylvain, *Chair*
A. Terese Dwyer
Tim Fontneau
Robert May
Mark Sullivan
Dave Walker

Members Absent

Mark Collopy, excused
Keith Fitts, excused
Daniel Rines, excused
Peter Bruckner, excused

Alternate Members Present

Paul Giuliano
Donald Hamann
Lance Whitehill

Staff: Shanna B. Saunders, *Director of Planning & Development*
Jessica Chavez, *Building & Licensing Administrative Assistant II*

(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 Department Director conducted roll call.

III. Seating of Alternates

Mr. Whitehill votes for Mr. Collopy
Mr. Giuliano votes for Mr. Rines

IV. Communications from the Chair

Reminder another meeting next Monday, July 19th.

V. Approval of Minutes

A motion was made by Mr. Walker and seconded by Ms. Dwyer to approve the June 21, 2021 meeting minutes. The motion carried unanimously by a roll call vote.

VI. Consent Agenda

A. Lydall, Inc., 134 Chestnut Hill Road

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

VII. Continued Applications

A. Thomas & Diane Aubert, 36 Cross Road - WITHDRAWAL

No motion needed to withdraw application.

B. 10 Farmington Road, LLC, 14 & 10 Farmington Road

TF Moran INC presents the site plan and conditional use permit to construct an 8,000 s.f. building addition and parking lot expansion. He explained the applicant want to merge the 2 lots and demolish the existing 2650 s.f residential home as well as the 1,400 s.f driveway. He goes on to explain the new proposed layout as followed. Rear parking is for vehicles to be worked on with fencing and privacy slats and vegetation. Parking in front is for vehicle pickups. Dumpster in gated area with privacy fence. Hours are remaining the same Monday-Friday 8am – 5pm. No hazardous materials stored onsite. No oil changes or engine work. Average car sits on site for 9 days. No proposed utility connection. Storm water hoods to be added to the existing system. New parking lot area has 2 new underground systems.

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

Ms. Saunders states the applicant made all changes that were recommend by ZBA, Con Com and TRG staff. She suggest approval of conditional use and recommends that this application be accept as complete.

Mr. Walker made a motion to accept the application as complete seconded by Ms. Dwyer. The motion carried unanimously.

Mr. Walker made a motion to approve the conditional use permit for wetland buffer impacts seconded by Ms. Dwyer. The motion carried unanimously.

Ms. Saunders states the recommended conditions of approval include items from DPW. Including storm water management plan and operation records. New storm water manage permit for the proposed system and provide inspections. Waste water design is in the works. Spill prevention and control plan to be submitted to DPW for review. Development of waste water inspection and operation maintenance plan sewer collection system. The rest of the conditions are all standard conditions of approval.

Mr. Walker made a motion for approval with the conditions outlined by staff seconded by Ms. Dwyer. The motion carried unanimously.

C. Farmington Associate Properties, LLC, 68 Farmington Road

The applicant has requested a continuance until August 2nd 2021.

Mr. Walker made a motion to approval the continuance to August 2nd, 2021 and seconded by Ms. Dwyer. The motion carried unanimously.

VIII. New Applications

A. Packy's Investment Properties, LLC, 87 Milton Road

Mr. Hayden from Berry Surveying is presenting a proposed a site plan and conditional use permit to convert an under-utilized commercial building into indoor self storage. No utility changes, or changes to drainage and no increase in impervious surface. All work is to be completed inside except marking of 2 small outdoor storage areas for RVs, campers and larger vehicles.

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

Ms. Saunders, This zoning district requires conditional use approval for the use of mini warehouse. Staff recommend that we accept this application as complete.

Mr. Sylvain asks a question about Solar Panels and as a part of this application, Mr. Hayden states solar panels are not a part of it at this time.

Mr. Walker made a motion to accept the application as complete, seconded by Ms. Dwyer. The motion carried unanimously.

Mr. Sullivan asks about outside storage for vehicle is going to be enclosed or not. James Hayden explains the space is not enclosed and behind the building and only has 11 parking spots. Mr. Sullivan is asking clarifying questions on what type of RV/vehicles are going to be stored on the property.

Mr. Fontneau asks that all the outside storage will only be in the marked areas on the plan. James Hayden states yes will be contained in the marked areas. Mr. Fontneau asks about the layout of the front door referencing the floor plan that the front door remains the same. Mostly residential storage.

Mr. Walker mentions that the outside storage has no fencing. He encourages that fencing to secure the area is installed around the outside RV storage.

Ms. Dwyer asks about oil spills and what they have for safety measures.

Mr. Hayden explains there is existing drainage that is not going to change.

Ms. Dwyer has the same concerns about the lack of fencing. To protect the owner and the people who are storing items there.

Mr. Walker is stating a chain length fence would be enough security and you can see through it. Cameras are planned to be installed.

Mr. Sylvain is asking what he means by RV. And wants to know exactly what is going to be parked there and how he plans on handling spills of all kind (oil, fuel, black and grey water). Coming up with a plan to handle these situations.

Mr. Hayden states, the existing draining will remain in place and has no proposed changes to that.

Ms. Dwyer- Asking about the laying down pads underneath each vehicles and the second is the existing drainage system not set up for this type of use.

Mr. Giuliano makes a comment about other dealerships about the area with the same.

Ms. Saunders explains about a spill plan and explains how the addition of outside RV parking was a last minute change. Perhaps the Board may consider approving the interior mini-storage and asking the applicant to come back with a more well thought out plan for the outside storage and include spill cleanup and fencing information.

Mr. Sullivan- Creating a spill plan and submitted to staff. Recommended a fence for security.

Mr. Walker makes a motion to approve the condition use seconded by Mr. Giuliano.

Ms. Dwyer opposed.

Conditions of approval that we recommended are all standard, Sub conditions is architectural renovations are to also go on the North side of the building.

Mr. Fontneau makes a motion to approve the site plan application, seconded by Mr. Walker.

Ms. Saunders clarifies that this motion is for both indoors and outdoors storage with the condition that a Spill Plan be submitted?

Mr. Walker ask that fencing be added to the condition of approval for the plan. Perimeter fence around the outside storage.

Mr. Sullivan suggest we go back to the original discussion where the approval is just for the building and the applicant will have to come back with more information for the outdoor storage.

Mr. Fontneau amends his motion to approve the project without outdoor storage. And request that the amendment fee be waived. Seconded by Mr. Walker.

Tonight's vote is strictly the building. Nothing to do with the outdoor storage. Which will be address separately.

Motion passed unanimously.

B. New England Gaming, LLC, 7 Milton Road

Ms. Saunders states she does not see the applicant present.

Mr. Fontneau makes a motion for a continuance until August 2nd, 2021 seconded by Ms. Dwyer. The motion carried unanimously.

IX. Compliance Hearing

SDJ Development of Rochester, LLC, Fillmore Boulevard/Eisenhower Drive

Ms. Saunders states staff is asking for a continuation. Was going to talk about enforcement actions, but all site conditions have changed in 3 days, because of the hurricane rain that came through this weekend. The city is spending a couple days to reassess the conditions and hope to bring it back to the board next Monday.

Mr. Sullivan questioned the purpose of the compliance hearing. There was discussion about process of revoking the site plan.

X. Other Business

A. Planning Update

Final letter for Tri-City Fidelity Committee for Homelessness letter was submitted June 30th with the input of the planning board and staff.

Update regarding an administrative approval for downtown project at 45 Wakefield St. Profile Bank. Stopped work to review the plan

B. Other

The Ridge- Seafood, screen on dumpster. Codes went up and took pictures that show the dumpster is screened and all cleaned up.

XI. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Giuliano to adjourn at 7:49 p.m. The motion carried unanimously by a roll call vote.

Respectfully submitted,

Jessica Chavez,
Building & Licensing Administrative Assistant II

and

Shanna B. Saunders,
Director of Planning & Development