

City of Rochester Planning Board
Monday June 4, 2018
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on June 18, 2018)

Members Present

Nel Sylvain, *Chair*
Dave Walker, *Vice Chair*
Matthew Kozinski, *Secretary*
Mark Collopy – arrived at 7:54pm
A. Terese Dwyer
Tim Fontneau
Robert May
Mark Sullivan

Members Absent

Joyce Bruckner, excused
Kyle Starkweather, absent

Alternate Members Present

James Gray – arrived at 7:02pm
Donald Hamann

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

The Planning Secretary conducted the roll call.

III. Seating of Alternates

Mr. Hamann voted in place of Mr. Starkweather.

IV. Communications from the Chair

Mr. Sylvain reminded the Board to let the Planning Department know if they are not going to make the meeting.

V. Discussion on Economic Development Strategic Plan/Economic Development Chapter of the City's Master Plan

This item was postponed to the workshop meeting on June 18th.

VI. Approval of Minutes

A motion was made by Ms. Dwyer and seconded by Mr. Walker to approve the May 7, 2018 meeting minutes. The motion carried unanimously.

VII. Consent Agenda

Mr. Sylvain informed the Board item B would be taken off the Consent Agenda.

A. Waste Management of NH, 36 Rochester Neck Road – Lot Line Revision

C. D.R. Lemieux Builders Inc., 114 Rochester Hill Road – Extension

D. Rochester Housing Authority, 165 Charles Street – Extension

A motion was made by Mr. Walker and seconded by Mr. Hamann to approve all items on the Consent Agenda. The motion carried unanimously.

B. Joseph Johnson, 6 Kodiak Court – 2-Lot Subdivision

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

A motion was made by Mr. Walker and seconded by Ms. Dwyer to close the public hearing. The motion carried unanimously.

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. May to approve the subdivision application. The motion carried unanimously.

VIII. Continued Applications:

A. Waste Management of NH, 36 Rochester Neck Road

Anne Reichert of Waste Management explained she had given a detailed presentation at last month's meeting and gave a brief overview. She said they were waiting to get the lot line revision approved before seeking approval for the site plan for the Hauling Company Facility.

Mr. Sylvain opened the public hearing.

Alex McConhaghy of 12 Landry Lane said he is concerned with the noise from the trucks, especially when they are backing up..

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

Mr. Walker asked what will be done to mitigate the noise issue. Ms. Reichert said they are looking at an alternative back up alarm that would be less noisy.

Mr. Fontneau asked what time the noise stops. Ms. Reichert said they have to finish by 6:00pm and added there is a lighter fleet on Saturday because there is no residential pick-ups. Ms. Dwyer asked what time they start in the mornings. Ms. Reichert said the trucks start warming up at 5:00am. Mr. Fontneau asked that all new trucks be equipped with quieter back up alarms and asked that it be made part of the notice of decision.

A motion was made by Mr. Walker and seconded by Ms. Dwyer to approve the site plan application with the condition as stated for back up alarms. The motion carried unanimously.

IX. New Applications:

A. Mary Atkinson, 9 Great Falls Avenue

Mary Atkinson said she was seeking a Conditional Use Permit to allow a classroom for fire arms safety training.

Mr. Sylvain opened the public hearing.

Matthew Mowry of 1 Great Falls Avenue asked if it was just going to be classroom space or if there will be shooting as well.

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

Mr. Campbell said staff does not have any concerns with the application and recommends the Board find the application complete and approving.

Mr. Walker asked if this was just going to be a classroom. Mr. Campbell said yes. There was a brief discussion of safety measures.

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 Conditional Use Permit. The motion carried unanimously.

X. Discussion on Amendments to the Site Plan & Subdivision Regulations

Mr. Campbell said he would like the Board to consider making some changes to both the Site Plan and Subdivision Regulations, such as eliminating the need for a Mylar and blue line plans. He said there are several changes flagged and will bring them forward at the workshop meeting and then hold a public hearing on the changes.

XI. Other Business

A. Discussion on proposed Zoning Amendments

1. Development & Construction Signs

Mr. Campbell said this was before the Board but in a different format that both Staff and the Board were against. He said the petitioner decided to rework the language to narrow it to PUD's and lowered the square

footage from 32 to 16 square feet. Mr. Campbell said Staff likes the proposed changes and recommend the Board recommend it to City Council for passage.

Mr. Walker said limiting the signs to PUD's is much better. There was a brief discussion on how the signs would come before the Board for approval.

Mr. Gray asked that it be spelled out how the sign is going to be maintained.

A motion was made by Mr. Walker and seconded by Mr. May to recommend approval to the City Council. The motion carried unanimously.

B. Surety Appeals

1. Trinity Circle & Matilda Way Subdivision

Mr. Campbell told the Board there would not be a discussion because the developer has filed suit with the court. He let the Board know Staff will be meeting with the developer and his attorney tomorrow.

C. Volunteers for the Transportation Master Plan steering committee

Mr. Campbell said they are looking for at least two members to volunteer to attend meetings in the evenings once a month for about eight months.

Mr. May and Mr. Sylvain volunteered.

D. Other

Mr. Campbell said he received an email from Chris Berry in regards to Kelmar subdivision. He said they are working on the AoT permit and expects to receive it in the next few weeks. Mr. Campbell said they are asking for a 20 or 30-day extension.

A motion was made by Mr. Fontneau and seconded by Mr. Walker to grant a 30-day extension. The motion carried unanimously.

X. Adjournment

A motion was made by Mr. Walker and seconded by Mr. Hamann to adjourn at 7:49 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary