

City of Rochester Planning Board
Monday January 6, 2020
City Council Chambers
31 Wakefield Street, Rochester, NH 03867
(These minutes were approved on February 3, 2020)

Members Present

Robert May, *Vice Chair*
A. Terese Dwyer, *Secretary*
Mark Collopy – arrived at 7:50pm
Tim Fontneau
Daniel Rines
Mark Sullivan
Dave Walker

Members Absent

Nel Sylvain, excused

Alternate Members Present

James Gray

Staff: Seth Creighton, *Chief Planner*
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. May called the meeting to order at 7:00 p.m.

The secretary conducted the roll call.

III. Seating of Alternates

There were no alternates present.

IV. Communications from the Chair

Mr. May informed the public audience there are vacant positions on the Board and encouraged people to volunteer.

V. Approval of Minutes

A motion was made by Mr. Walker and seconded by Ms. Dwyer to approve the December 16, 2019 meeting minutes. The motion carried unanimously.

VI. New Applications

A. Susan Delisle, 75 Jonathan Avenue

Joel Runnals of Norway Plains Associates presented the plan for a 2-lot subdivision. He explained the property is located on the corner of Jonathan Avenue and Huckins Lane and the new lot will be 2.92 acres and will be serviced by a well and septic system. Mr. Runnals said the wetlands have been delineated and the wetland buffers are shown on the plan.

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

Mr. Creighton told the Board this is a fairly straight forward application and Staff doesn't have any concerns.

Mr. Gray said he would like the notice of decision to speak to the easement that is shown on the lot.

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 Ms. Dwyer to approve the subdivision application with the conditions stated. The motion carried unanimously.

B. City of Rochester, 145 Airport Drive

Scott Lawler of Norway Plains Associates presented the site plan application to construct a 24,000 square foot manufacturing facility with associated parking and loading zone. He said the original plan for the site was approved in 2015 but shortly after the developer broke ground lost their funding which ended the project. Mr. Lawler said there is a waiver request to allow a slight increase in stormwater volume.

Economic Development Manager Michael Scala told the Board the project is being headed by the REDC and will be owned by the City until the Certificate of Occupancy is given at which time the Business Finance Authority will reimburse the City the funds appropriated and then lease the facility to LDI Solutions for a period of five years then will purchase the building.

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

Mr. Creighton told the Board Staff has no concerns and the conditions of approval will be the same as the original approval in 2015.

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 Ms. Dwyer to approve the waiver request. The motion carried unanimously.

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

C. Farmington Associates, LLC, 60 Farmington Road

Gregg Mikolaities of August Consulting, PLLC explained the minor changes that are proposed to the three site pads along the front of the parcel. He said they are looking to begin construction in April or May with tenants opening the following spring.

Patrick Crimmins of Tighe and Bond presented the overall site plan. He said the frontage road will be connected to phase one, they are proposing a tee intersection instead of a round-about, and the easement for the Rochester Toyota parcel has been eliminated. Mr. Crimmins went on to explain the layout of the site and explain the stormwater management system, utility plan, and landscape plan.

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

Mr. Gray said the proposed driveway into the third pad is not pleasing since the round-about has been eliminated.

Mr. Fontneau said the rotary would work better rather than the proposed tee intersection. He said there should still be an easement with the Rochester Toyota property for future road development.

Ms. Dwyer agreed with Mr. Fontneau regarding the rotary as it works very well in phase one. She went on express her concern with the proposed parking spaces along the 240 foot driveway and having vehicles back out into traffic.

There was brief discussion regarding the proposed public park.

Mr. Creighton told the Board Staff is still working with the applicant on traffic, phasing of the project, and the number of parking spaces that are required.

Mr. May said he is concerned about phasing of the project because he fears the front will be developed and nothing else gets finished.

Mr. Mikolaities said they will work to add the round-about back into the plan.

The applicant will submit a formal application package in the near future.

D. Tropic Star Development, LLC, 717 Columbus Avenue

Patrick McLaughlin of Greenman-Pedersen, Inc. presented the conceptual site plan to construct a 4,350 square foot convenience store with fueling station. He explained the access to Old Gonic Road will be closed off.

Mr. McLaughlin explained the parking lot layout, location of the trash enclosure, and the wetlands on site, and added they are working on the traffic study.

Mr. Walker said he doesn't believe a fueling truck will be able to access the fuel tanks easily.

Mr. Rines said he is concerned the "right in only" entrance is too close to Brock Street.

Ms. Dwyer expressed concern about possible foot traffic coming from the middle school and questioned if there would be a sidewalk. Mr. McLaughlin explained they are proposing to extend the sidewalk from the corner of Brock Street along the front of the store property.

There was some discussion regarding traffic backing up from the traffic signal.

Mr. Fontneau reminded the applicant that the variance they were granted allows the use, all other zoning regulations need to be met. Mr. Creighton said Staff is working with the applicant and they may need to go back to the Zoning Board.

There was discussion regarding removing six parking spaces, snow storage, and being proactive with the abutting properties.

Mr. Creighton told the applicant to be mindful of the businesses across the street when doing the traffic study.

The applicant will submit a formal application package in the near future.

E. SDJ Development of Rochester, LLC, Fillmore Boulevard

Chris Strickler representing SDJ Development of Rochester, LLC explained there are three lots that are part of phase IB that have been built out with driveways being off Fillmore Boulevard. He told the Board they are seeking a modification to the phasing plan which would allow those three houses to be made part of Fillmore Boulevard which was completed in 2011. Mr. Strickler further explained all the drainage for the three homes are part of and contained to Fillmore Boulevard.

Mr. Gray said he is concerned with a turnaround for emergency vehicles and said he would like to have input from the Fire Department and Police Department.

Mr. Creighton explained that the applicant submitted this request after the application submittal date and therefore hasn't gone to the TRG to get Staff's comments.

A motion was made by Mr. Fontneau and seconded by Ms. Dwyer to approve the modification contingent upon TRG review. The motion carried unanimously.

VII. Other Business

Ms. Dwyer informed the Board she has been working on putting the retreat agenda together. She said she spoke with the Fire Chief who will be attending to either give a presentation or do a question and answer with the Board. Ms. Dwyer said she also stopped to see the Police Chief but he wasn't available.

VIII. Adjournment

A motion was made by Mr. Walker and seconded by Ms. Dwyer to adjourn at 8:55 p.m. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planning Secretary