

**Rochester Zoning Board of Appeals
Business Meeting Minutes
Hybrid Meeting
November 10, 2022**

Board Members Present:

David Arancio, Davis Sullivan, Richard Cutler, Donald Spirlet, Michelle Upton

7:21 p.m. Called Meeting to Order

Minutes:

- A motion to approve the Business Meeting Minutes of October 27,2022 was made by Mr. Cutler and seconded by Mr. Spirlet. The motion passed unanimously (5-0).
- A motion to approve the Public Hearing #1181 of October 27,2022 was made by Mr. Cutler and seconded by Mr. Spirlet. The motion passed unanimously (5-0).
- A motion to approve the Public Hearing #1182 of October 27, 2022 was made by Mr. Cutler and seconded by Mr. Spirlet. The Motion passed unanimously (5-0).
- A motion to approve the Public Hearing Minutes #1183 of October 27, 2022 was made by Mr. Cutler and seconded by Mr. Spirlet. The motion passed unanimously (5-0).

A motion to adjourn Business Meeting at 7:27 p.m. was made by Mr. Sullivan and seconded by Mr. Spirlet. The motion passed unanimously (5-0)

**Rochester Zoning Board of Appeals
Public Hearing Minutes
Hybrid Meeting
November 10, 2022**

Board Members Present:

David Arancio, Davis Sullivan, Richard Cutler, Donald Spirlet, Michelle Upton

7:28 p.m.

#1184 JPF Development, LLC for property located at 0 & 25 Cranberry Highway, identified on assessor's Map17, Lots 29, 29A, 30, 31A, 55, 56, whom is seeking a Special Permit to allow the use of a self-storage facility in the industrial Zone under Chapter 20.40, Section F.6. of the Rochester Zoning By- Laws.

A motion was made to waive the reading of the abutters list by Mr. Spirlet and seconded by Mr. Cutler. The motion passed unanimously (5-0).

William Madden and John Antonio were present.

Mr. Madden stated this property was previously owned by turnmount enterprises and Mr. Madden did a project for a Craig Cannon several years ago to build 5 buildings for his progressive growers. Mr. Cannon is an agricultural product supplier and they permitted a project for him several years ago but he never went through with building.

The property site became available and Mr. Antonio bought the property. Mr. Madden and Mr. Antonio spoke about building contractor bays possible storage bays, since there will be quiet a few people living over there and they may be a need for storage bays. So, they reviewed the zoning and seen it was really allowed as storage/self-storage bays within the zoning district. There is however language in the by-law with storage of materials, Mr. Madden had a discussion with Town Counsel Blair Bailey and they could apply under section 20.40 in the industrial zone. So, we went forward with proposal to request special permit under 20.40 for mini storage and that's where we got to where we are today.

The footprint that we proposed is the same footprint that was approved for the Craig Cannon project. Location is setback and remote, not viewable from the road. We will have a small office are in the front to monitor the storage units and the traffic going in and out of the property or to

supply keys. There will be a solar component added to the roofs of the units at some point. There will be access for emergency vehicles should there ever be a need for them in the future. This is an Industrial zone and not many residential houses in that area. We prepared these plans to give you a sense of how the site would be used physically. The Zoning board is the first step before we go to site plan review and advance the project, we would get authorization for the use from the Zoning Board of Appeals and that's why we are here today to seek a special permit for use. Mr. Madden stated there is certain standards he understands they would have to meet within the By-Law. We are looking for a special permit for use from the Zoning Boards of Appeals. The access gate to King's highway will only be used for emergency vehicles only and will not be used for the clients renting the storage units.

Mr. Cutler asked Mr. Madden if he is going to the Planning Board for a site plan review. Mr. Madden confirmed he would. Mr. Cutler asked if there will be a dumpster on site, Mr. Madden stated they could provide a dumpster that is fenced and enclosed. Mr. Cutler also asked if it was a double gate at the rear entrance. Mr. Madden stated it would be a single gate. Mr. Cutler asked Mr. Madden what if someone wants to store hazardous material, Mr. Madden replied that waivers would have to be signed when a storage unit is rented that no storage of hazardous materials would be allowed.

Mr. Sullivan asked what the maximum height of the largest building, Mr. Madden replied the maximum height is 20 feet. Mr. Sullivan asked what the sizes of each unit would be, Mr. Madden replied that they do not know the exact sizes of the units just yet until the project moves forward. Mr. Sullivan asked if there would be any car storage and Mr. Madden replied No, there wouldn't be allowed to store a car in the units. Mr. Madden stated when he goes to site plan review all other department's will be notified, which are highway, police, fire and conservation and at that meeting all departments bring up their concerns and give their input on the plan. Next, would be a conservation filing where they would do a notice of intent and he is aware he has to update the wetland flagging from 2018 to 2022.

Mr. Arancio asked if there will be outdoor storage, boats, RV's, Mr. Madden confirmed there would not be. Mr. Arancio stated he would like to see a lighting plan, if the lighting would be motion lighting, he would like to see plans for signage, Plans for the office/ elevation plans. Mr. Arancio also asked if King's highway would be emergency use only. Mr. Madden confirmed it would be emergency access only, there will be an on-site fire hydrant. Mr. Arancio asked if it would be pre-fab buildings, Mr. Madden stated yes, they would be. Mr. Madden stated lighting would be on the buildings on timers for the dark periods of the day, the lighting would turn on automatically for security reasons.

Mr. Cutler stated with two buildings someone might park in the middle of the two of them to get closer to their doors, Mr. Madden stated they know they can not control who drives down the middle of the buildings but there will be parking spaces available, Mr. Cutler stated just wanted to make sure there would be enough room for those cars to go thru the two buildings, Mr. Madden stated there would be. Mr. Cutler said he would like to see what the sign and lighting would look like, Mr. Arancio agreed. Mr. Arancio stated the project has great value and great opportunity but, the signage and lighting is something he would like to review before moving forward with a decision, he also asked Mr. Madden if the sign would be mounted on the building. Mr. Madden stated he doesn't believe the sign would go on the office building but ground mounted, but if the board has suggestion for building mounted verses ground mounted they would be opened to hearing it. Mr. Cutler asked if Mr. Madden was aware there was a section in the by-law on signage, Mr. Madden confirmed they are aware of the section. Mr. Cutler stated he doesn't have any issues. Mrs. Upton stated the only concerns she has is the lighting for safety reasons, thru traffic and, trash being left out. Mr. Antonio stated Rab makes a lighting that comes on at night and if the power goes out it acts as an emergency lighting and he would use that lighting all around the buildings. Mr. Upton stated since you stated this isn't your first storage property, do you have a good idea how you would limit hazardous materials, Mr. Antonio stated the only way to limit would be to have waivers signed and camera surveillance. Mr. Cutler asked if they plan to be opened five days a week, Mr. Antonio stated he hasn't thought that far yet but someone would definitely be on call seven days a week.

A motion to continue the meeting to December 22,2022 was made by Mr. Cutler and seconded by Mr. Sullivan. The motion passed unanimously (5-0).

A motion to adjourn at 8:10 p.m. was made by Mr. Cutler and seconded by Mr. Sullivan. The motion passed unanimously (5-0).