



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

Nel Sylvain, *Chair*
Derek Peters, *Vice Chair*
Gregory Jeanson, *Secretary*
Tim Fontneau
Rick Healey
Robert Jaffin
Matthew Kozinski
Mark Sullivan
Dave Walker
Charles Grassie, Jr., *Alternate*
James Gray, *Alternate*

Planning
Community Development
Conservation Commission
Historic District Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, February 3, 2014 at 7:00 p.m. (Regular Meeting)
City Council Chambers
31 Wakefield Street, Rochester, NH
**see notes at end*

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- I. **Call to Order**
 - II. **Roll Call**
 - III. **Seating of Alternates**
 - IV. **Communications from the Chair**
 - V. **Approval of minutes for January 27, 2014**
 - VI. **Public Work Representative for Discussion of Turn Lane on Milton Road**
 - VII. **New Applications:**
 - A. **Joyful Garden Day Care Center, 19 Thomas Street**, (by Tina Weaver) Site plan and Day Care Center application to change from a home day care center to a day care center. Case# 221 – 131 – R1 – 14 **Public Hearing APPROVAL**
 - B. **David Thayer, 22&24 Farmington Road**, (by Norway Plains Associates) Application to excavate existing ledge and overburden to the rear of the parcels to create lots that are more conducive to commercial development. Case# 216 – 2&3 – GRD – 14 **Public Hearing APPROVAL**
 - C. **Dana & Shirley Copp 1985 Trust & Great Woods Development, LLC, 635 & 631 Salmon Falls Road**, (by Norway Plains Associates) Lot line revision to revise the lot line between Lots 321-1 & 324 resulting in 0.39 acres being added to Lot 324. Case# 224 – 321-1&324 – A – 14 **Public Hearing APPROVAL**
 - VIII. **Other Business**
 - A. **Discussion of Performance Guarantee Language**
 - IX. **Adjournment**

(OVER)

***Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* For other items the public may speak at the discretion of the chair/board.

Postponements. For any items marked as postponements the Planning Board will determine at the beginning of the meeting whether to postpone the item and to which date. Interested citizens are advised to attend at the beginning of the meeting to learn the details of any proposed postponement or to contact the Planning Department for more information.

Proposed actions. Proposed actions are shown in bold caps (on final agendas). The board may or may not take these actions and may take other actions not stated.

Consent agenda. Applications placed on the Consent Agenda are assumed to be straightforward and non-controversial and are approved in one total package with one vote. Applications will be removed from the Consent Agenda for individual review at the request of any board member (or, for public hearings, at the request of any citizen).

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning Office, from 8:00 a.m. to 5:00 p.m., Monday through Friday; b) If you are looking at this agenda on the City's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Wednesday evening prior to the meeting and will be posted on the City's website; e) Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision