



Planning  
Community Development  
Conservation Commission  
Historic District Commission

**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
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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*  
Fred Leonard, *Alternate*  
Thomas Willis, Jr., *Alternate*

**AGENDA**

**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, February 24, 2014 at 7:00 p.m. (Workshop 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. **Opening Discussion/Comments (up to 30 minutes)**
    - A. **Public comment**
    - B. **Discussion of general planning issues, including a discussion with the City Engineer regarding a turn lane on Milton Road**
  - VI. **Approval of minutes for February 3, 2014**
  - VII. **Continued Applications:**
    - A. **City of Rochester School Department, 773 Portland Street** (by Lavallee/Brensinger Architects) Preliminary site plan application to demolish portions of the existing building to construct new addition and make site improvements.  
Case# 108 – 52 – R2 – 13 **Public Hearing**
    - B. **Pease Development Authority, 238 & 290 Rochester Hill Road** (by Jacobs Engineering Group, Inc.) Site plan to reconstruct existing runways, extend Runway 15, extend Taxiway A, and install runway approach lighting.  
Case # 243 – 18/255 – 17 – A – 14 **Public Hearing**
  - VIII. **New Applications:**
    - A. **Waterstone Retail, Inc., 92 Farmington Road** (by Tighe & Bond) Preliminary site plan to develop 300,000 square feet of multi use commercial space.  
Case# 216 – 11 – GRD – 14 **CONCEPTUAL**
  - IX. **Other Business**
  - X. **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.