**PLANNING & DEVELOPMENT DEPARTMENT**

***Board Members***

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, *Secretary*

Tim Fontneau

Charles Grassie, Jr.

Robert Jaffin

Mark Sullivan

Dave Walker

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James Gray, Alternate

Fred Leonard, Alternate

Robert May, Alternate

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**Planning and Development**

**Conservation Commission**

**Historic District Commission**

**Arts and Culture Commission**

# AGENDA

**CITY OF ROCHESTER PLANNING BOARD**

**Monday, February 23, 2015 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. Election of Officers**

#### IV. Seating of alternates

#### V. Communications from the Chair

**VI. Opening Discussion/Comments** (up to 30 minutes)

## A. Public comment

## B. Discussion of general planning issues

#### VII. Approval of minutes for January 12, 2015

**VIII. Extensions:**

**A.** [**17 Glenwood Avenue**](http://www.rochesternh.net/planning-board/files/2015-site-plan-17-glenwood-avenue-llc-extention-application)**, LLC, 23 Glenwood Avenue** (by Norway Plains Associates) Request for an extension to an approved site plan to construct 24-unit elderly housing building. Case # 117 – 3-2 – R2 - 13 ***EXTENSION***

**B.** [**David Thayer**](http://www.rochesternh.net/planning-board/files/2015-excavation-david-thayer-extension-app)**, 22&24 Farmington Road,** Request for an extension to an approved excavation plan. Case# 216 – 2&3 – GRD – 14 ***EXTENSTION***

**IX. New Applications:**

**A.** [**Frederick Zoeller**](http://www.rochesternh.net/planning-board/files/2015-subdivision-zoeller-application-pkg)**, 9 Waverly Street, Bicycle Avenue, & State Street** (by Norway Plains Associates) Application for a 4-lot subdivision to create three new single family house lots. Case# 131 – 33 – R2 – 15 **Public Hearing *APPROVAL***

**B.**[**Quantum Real Estate Group, LLC**](http://www.rochesternh.net/planning-board/files/2015-site-plan-quantum-real-estate-group-llc-application-pkg)**, 66 Rochester Hill Road** (by Tritech Engineering) Site plan and conditional use application to construct 40 multi-family townhouse style units. Case# 239 -30 – R2 – 15 **Public Hearing *POSTPONMENT***

***(Over)***

**C.** [**Cox Overhead Door**](http://www.rochesternh.net/planning-board/files/2015-conditional-use-brian-cox-application)**, 172 South Main Street** (by Brian Cox) Conditional use application to permit storage for inventory in a former car wash bay.

Case # 125 – 54 – DC – 14 **Public Hearing *APPROVAL***

#### X. Other Business

**A. Recommendation for re-appointment of Rick Healey to the Historic District Commission**

**XI. Adjournment**

**\*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.