



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Web Site: www.rochesternh.net

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

Board Members

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
Keith Fitts
Donald Hamann
James Hayden
Matthew Richardson
Alan Dews
David Walker
Alexander de Geofroy, *Alternate*
Rick Healey, *Alternate*
Michael McQuade, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, May 15, 2023 at 6:30 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. Approval of minutes:
 - a. May 1, 2023
 - VI. Opening Discussion/Comments (up to 30 minutes)
 - A. Public comment
 - B. Discussion of general planning issues
 - VII. New Applications
 - A. [Sig Sauer, 7 Amarosa Drive](#) (by Allen & Major Assoc./Brian Jones) Site plan, Conditional Use Permit, and Waives to add multiple building additions, update utility connections, enhance stormwater design & treatment, and tie into the municipal sewer system for the existing Sig Sauer facility. **Case # 205/210-1,2,6&32,33-I/HC-23 Public Hearing ACCEPTANCE/FINAL DECISION***
 - VIII. Zoning and Site Plan Amendments
 - A. As-Builts
 - B. Amenities
 - IX. Class VI Road Petition Denial
 - X. Review of Inspections and Surety for April 2023

(Over)

XI. Release of Surety

- A. Prep Partners Group LLC. Surety Release (100%) in the amount of \$320,409.13 for Site Plan to construct a 150,000 sqft warehouse and distribution facility located on Map 255 Lot 21
- B. EIP Holdings I, LLC. Surety Release for Cell Tower Removal Bond (100%) in the amount of \$30,000.00. Located at 133 Blackwater Road, Map 257 Lot 24
- C. EIP Holdings I, LLC. Surety Release for Cell Tower Removal Bond (100%) in the amount of \$30,000.00. Located at 156A Lowell Street, Map 244 Lot 2-1
- D. Half Peak Holdings, LLC Surety Release (100%) in the amount of \$195,723.47 plus interest for Site Plan to construct Phase II of Ledgeview located at Oak Street and Hansonville Road, Map 251 Lot 121

XII. Other Business

- A. Planning Update**
- B. Other**

XIII. 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 8:30 a.m. to 4:30 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 changes 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