



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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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*

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, December 11, 2023 at 6:30 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:
 - A. November 6, 2023
 - B. November 20, 2023
 - VI. Opening Discussion/Comments (up to 30 minutes)
 - A. Public comment
 - B. Discussion of general planning issues
 - VII. Extension Applications
 - A. [Myhre Family Revocable Trust/Grant Myhre, Trustee, 15 Piper Lane](#) (Norway Plains Associates/ Joel Runnals) 5-Lot Subdivision **Extension to Meet Precedent Conditions to March 5, 2024**
 - VIII. New Applications
 - A. [RBV Realty, LLC/ Rebecca Mathews, 324 Blackwater Road](#) (Berry Surveying & Engineering/Chris Berry) 9 – Lot Major Subdivision Case# 264 – 11 – A – 23 **Public Hearing/ FINAL DECISION***
 - B. [Richard & Linda Chaplin, 45 & 51 Hansonville Road](#) (Norway Plains Associates/ Joel Runnals) Lot-Line Revision Case# 251/259 – 91/95 – A – 23 **Public Hearing/ FINAL DECISION***
 - C. [Edward K. Nelson Revocable Trust, 109 & 111 Whitehall Road](#) (Norway Plains Associates/Joel Runnals) Lot-Line Revision Case# 240 – 65&65-1 – R2 – 23 **Public Hearing/ FINAL DECISION***

(Over)

- D. [Promised Land Survey, LLC/Timothy Peloquin, 945 Salmon Falls Road](#) (Promised Land Survey) 2 – Unit Condominium Conversion Case# 240 – 31 – A – 23 **Public Hearing/ FINAL DECISION***
- E. [105 Farmington Rd, LLC & Waterstone Little Falls, LLC/Scott Haley, 105 Farmington Road & 4 Little Falls Bridge Road](#) (Doucet Survey, LLC/John Kaiser) Lot-Line Revision Case# 209/216 – 1/12 – GRD – 23 **Public Hearing/ FINAL DECISION***
- F. [Tesla Properties, LLC/Justin Gregoire, 38-40 Lafayette Street](#) (by Millenium Engineering Inc.) 5-Unit Condominium Conversion Case# 121 – 62 – R2 – 23 **Public Hearing/ FINAL DECISION***

IX. Release of Surety

- A. Tesla, Inc. Surety Release (100%) in the amount of \$13,040.53 plus interest for Site Plan to construct Electric Charging Vehicle Station located at 290 North Main Street

X. Other Business

A. Planning Update

B. Other

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 8:30 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