



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA

CITY OF ROCHESTER PLANNING BOARD

Monday, January 5, 2009 at 7:00 p.m.

City Council Chambers

31 Wakefield Street, Rochester, NH 03867

**see notes at end*

-
- I. Call to Order
 - II. Roll Call
 - III. Seating of Alternates
 - IV. Communications from the Chair
 - V. Approval of minutes:
 - A. December 15, 2008 meeting
 - B. December 18, 2008 retreat
 - VI. Consent Agenda:
 - A. **KPRP LLC, 159 Milton Road** (by Berry Surveying & Engineering). Lot Line Revision. Case # 205-211 & 212-A-09 (PH) **FINAL ACTION**
 - B. **Russell C. Howard, Dry Hill Road** (by Norway Plains Associates). Extension to (2/16/09) meet precedent conditions on approved 2-lot subdivision. Case # 247-20-1-A-08 **EXTENSION**
 - C. **Steve Miller, 139 Flagg Road** (by Norway Plains Associates). 7-lot cluster subdivision. Case # 259-29-A-08 (PH) **POSTPONEMENT**
 - VII. Planning Board Applications:
 - A. **Waste Management, 90 Rochester Neck Road** (by Sanborn, Head and Associates). Site plan to develop facility to treat medical waste by autoclaving (steam heat) prior to disposal in the TLR-III Refuse Disposal Facility. Case # 267-3-14-08 (PH) **FORMAL DISCUSSION**
 - B. **Highfield Commons Planned Unit Development, Route 202.** Phase I subdivision and Phase II multifamily development. Case #237-3, 5, 6, 8-A-02 **ACTION ON FOUR MODIFICATIONS**
 1. Modification of approved subdivision for Phase I to reduce scope of phase
 2. Creation of construction phases for Phase I

(over)

3. Modification to Phase II and waiver to remove requirement to obtain building permit within one year of plan certification
 4. Modification to Phase I to allow recording of plat without surety
- C. James Stock, Jr., 11 Jarvis Avenue** (by Norway Plains Associates). Preliminary (conceptual) application for mini-storage units – revised preliminary design submitted. Case #215-62-12-08. **PRELIMINARY**
- D. Douglas and Nanette Vaughan, 26 Justin Lane and Thomas and Lisa Buchalski, 40 Justin Lane.** Amendment to approved subdivision along Justin Lane (approved 1988) to remove easement along the side boundaries of lots 260-4 and 260-5, owned by the applicants. The easement was established to allow for a potential future city street linking Justin Lane to the rear lot 259-89 (PH) **AMENDMENT**

VIII. Natural Resources Master Plan PRELIMINARY ACCEPTANCE OF PLAN

IX. Various Proposed Amendments to the Historic District Ordinance (not map), Section 42.33. **DISCUSSION AND RECOMMENDATION**

X. Proposed amendments to Site Plan Regulations and Subdivision Regulations regarding fees for amendments and modifications DISCUSSION

XI. Other Business

XII. Adjournment

***Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. Each item above marked by (PH) is an official Public Hearing at which the public is welcome to speak. 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. 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. This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action. Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provisions for your participation.