



PLANNING & DEVELOPMENT DEPARTMENT
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA

CITY OF ROCHESTER PLANNING BOARD
Monday, February 2, 2009 at 7:00 p.m. (Regular Meeting)
City Council Chambers, 31 Wakefield Street, Rochester, NH
**see notes at end*

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Communications from the Chair**
- V. **Approval of minutes for January 26, 2009 meeting**
- VI. **Consent Agenda:**
 - A. **N.H. Northcoast Corporation & City of Rochester, Wallace Street** (by Norway Plains Associates). Lot Line Revision. Case # 120-321 & 306-13-09 (PH) **FINAL ACTION**
 - B. **Merrick & Ralph Lane, 10 Little Falls Bridge Road.** (by Norway Plains Associates). 2-lot subdivision. Case # 216-14-A-09 (PH) **FINAL ACTION**
- VII. **Continued Applications/Modifications:**
 - A. **Highfield Commons Planned Unit Development, Route 202.** Phase I subdivision and Phase II multifamily development. Case #237-3,5,6,8-A-02
 1. Modification of approved subdivision for Phase I to reduce scope of phase
 2. Creation of construction phases for Phase I
 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**MODIFICATIONS**
 - B. **Steve Miller, 139 Flagg Road** (by Norway Plains Associates). 7-lot cluster subdivision. Case # 259-29-A-08 (PH) **POSTPONEMENT**

(over)

- 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**

VIII. New Application:

- Michael & Janet Berube, 356 Washington Street.** (by Norway Plains Associates).
Site plan for second hand/antique shop and outside display. Case # 250-15-A-09
(PH) **FINAL ACTION**

IX. Other Business

X. 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.