



PLANNING & DEVELOPMENT DEPARTMENT
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AGENDA

CITY OF ROCHESTER PLANNING BOARD

Monday, February 23, 2009 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. Seating of Alternates
 - IV. Communications from the Chair
 - V. Opening Discussion/Comments (up to 30 minutes)
 - A. Public Comment
 - B. Discussion of general planning issues
 - VI. Approval of minutes for February 2, 2009 meeting
 - VII. Consent Agenda:
 - A. **New Hampshire Northcoast Corporation & City of Rochester, Wallace Street** (by Norway Plains Associates). Lot Line Adjustment. Case # 120-312 & 306-I3-09 (PH) **FINAL ACTION**
 - B. **Rochester Pinewood Real Estate Development, LLC, 68 Ten Rod Road** (by Norway Plains Associates). Extension to meet precedent conditions for lot line adjustment. Case # 221-49 & 48-57-R1-08 **EXTENSION**
 - C. **New Hampshire Northcoast, 20 Summer Street** (by Norway Plains Associates). Extension to meet precedent conditions for lot line adjustment. Case # 112-3 & 120-425-B2-08 **EXTENSION**
 - D. **Russell C. Howard, Dry Hill Road** (by Norway Plains Associates). Extension to meet precedent conditions for 2-lot subdivision. Case # 247-20-1-A-08 **EXTENSION**
 - E. **Kel-Mar LLC, Betts & Cross Roads** (by Berry Surveying & Engineering). Extension to meet precedent conditions for 17-lot subdivision. Case #203-25-A-08 **EXTENSION**
 - F. **Mark Phillips, England Road** (by Norway Plains Associates). Modification to approved 17-lot subdivision regarding payment of deposit for inspections and extension to meet precedent conditions. Case # 263-10-A-07 **MODIFICATION AND EXTENSION**
 - G. **Salvelinus, Inc., c/o J. Grossman, 249 Blackwater Road** (by Norway Plains Associates). Modifications to approved 6-lot subdivision regarding payment of deposit for inspections and conveyance of frontage lots without surety. Case # 263-25-A-07 **MODIFICATIONS**

(over)

- H. **J & T Trust, 25 Norway Plains Road** (by Norway Plains Associates). Modification to approved 3-lot subdivision regarding conveyance of lots, construction of turnaround, and construction of swale. Case # 215-15-R2-08 **MODIFICATION**
- I. **Adoption of the Natural Resources Master Plan** **ADOPTION**

VIII. Continued Application/Modifications:

- A. **Steve Miller, 139 Flagg Road** (by Norway Plains Associates). 7-lot cluster subdivision. Case # 259-29-A-08 (PH) **FINAL ACTION**
- B. **Highfield Commons Planned Unit Development, Route 202.** Phase I subdivision and Phase II multifamily development. Cases #237-3,5,6,8-A-02; #237-3, 8, 3-1-PUD-II/R1-04; #237-8-PUD-II/R1-05. Modifications to: **MODIFICATIONS**
 - 1. Approved subdivision for PUD Phase I to reduce scope of Phase 1
 - 2. Approved subdivision for PUD Phase I to create construction phases for Phase 1
 - 3. Approved subdivision for PUD Phase I to allow recording of plat without surety
 - 4. Approved multifamily site plan for PUD Phase II and waiver to remove requirement to obtain building permit within one year of plan certification

IX. Proposed Amendments to Historic District Ordinance
RECOMMENDATION FOR ADOPTION

X. Other Business:
Electronic Signage and Glare – Proposed Zoning Amendment. UPDATE

XI. 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.