



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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, April 6, 2009 at 7:00 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 for March 16, 2009**
- VI. **Consent Agenda:**
  - A. **ERCH Realty Trust & Fazekas Revocable Trust, 16 Milton Road**  
(by Norway Plains Associates). Extension to meet precedent conditions for lot line revision. Case # 222-88 & 89-13-08 **EXTENSION**
  - B. **Roman Catholic Bishop of Manchester, 59 Main Street, Gonic**  
(by Norway Plains Assoc.). Extension to meet precedent conditions for site plan to add 16 parking spaces at St. Leo Parish.  
Case # 138-19-R2-08 **EXTENSION**
  - C. **Kel-Mar LLC, Betts & Cross Roads** (by Berry Surveying & Engineering).  
Extension to meet precedent conditions 17-lot subdivision.  
Case #203-25-A-08 **EXTENSION**
- VII. **Continued Applications/Amendments/Extensions:**
  - A. **397 Portland Street Rochester, LLC (Bayonne Construction, original applicant), Portland Street & Morrill Court.** Extension to meet precedent conditions for lot line revision. Modification for condition prohibiting duplexes. Case # 117-165, 165-1-R2-07  
**EXTENSION** and **MODIFICATION**

**(over)**

- B. Public Service Company of NH, 103 Walnut Street** (by T.F. Moran, Inc.). Site plan to expand existing substation to 1,620 square foot building which also includes new transformer at the Rochester Substation for new transformer. Case # 122-93-I2-09 (PH closed) **FINAL ACTION**
- C. McDonald's USA, LLC, 161 Wakefield Street** (by Bohler Engineering, Matt Brook). Site plan to raze existing building and rebuild McDonald's restaurant. Case # 113-49-B2/R2-09 (PH closed) **FINAL ACTION**

**VIII. New Hampshire Shoreland Protection Act.**

Application by City of Rochester for Exemption for Urbanized Areas under RSA 483-B: 12. **ENDORSEMENT FOR APPLICATION**

**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.