



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, April 20, 2009 at 7:00 p.m. (Workshop)
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 April 6, 2009**
 - VII. **Recognition of Lance Powers for Years of Service to the Planning Board**
 - VIII. **Consent Agenda:**
 - A. **Rose Realty, LLC/Robert Diberto, 14 Spruce Street** (by Norway Plains Associates) Extension to meet precedent conditions for approved 2-lot subdivision. Case # 120-219-R2-08 **EXTENSION**
 - B. **Casaccio RE Holdings, LLC, Rochester Toyota/Dodge, 56 Farmington Road** (by Civil Take Off LLC). Extension to meet precedent conditions for approved site plan for 5,125 square foot addition and renovations to current automobile sales and service facility. Case # 216-6 & 7-B2-08 **EXTENSION**
 - IX. **Highfield Commons Planned Unit Development (PUD), Washington Street/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.
 - A. Modification to approved subdivision for PUD Phase I to create construction phases for Phase 1 and to define active and substantial development
 - B. Clarification on commencing the Phase II multifamily prior to the Phase I subdivision
 - C. Reconsideration of earlier vote to allow recording of the plat for the Phase I subdivision without placement of surety for infrastructure

(over)

X. Other Business

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.