



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

AGENDA

CITY OF ROCHESTER PLANNING BOARD
Monday, July 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 June 15, 2009 workshop**
 - VI. **Consent Agenda:**
 - Free Trade, Inc., 3, 11 & 17 Angela Lane.** (by Norway Plains Associates)
Lot Line Revision among three lots. Case # 253-86-5, 6 & 7-R1-09 (PH)
FINAL ACTION
 - VII. **Continued Application:**
 - James Stock Jr., 11 Jarvis Avenue** (by Norway Plains Associates).
Site plan for three mini-storage buildings (total of 9,100 square feet).
Case # 215-62-12-08 (PH - closed) **FINAL ACTION**
 - VIII. **New Applications:**
 - A. **Robert L. Higgins, 387 Washington Street** (by Norway Plains Associates) Amendment to approved site plan to change location of 5,000 square foot warehouse and create new driveway for business. Case # 250-32-1-A-08 (PH) **AMENDMENT**
 - B. **Greendeck, LLC, 122, 126 Washington Street.** (by Norway Plains Associates) Site Plan for retail sale of landscaping supplies Case # 123-66 & 67-1-B1-09 (PH) **FORMAL DISCUSSION**
 - C. **SUR Construction, Inc., 20-24 Farmington Road.** (by Norway Plains Associates) Site plan for excavation permit to remove existing ledge and overburden. Case # 216-1, 2, 3-B2-09 (PH) **FORMAL DISCUSSION**

OVER

IX. Other Projects:

A. Trinity Conservation, LLC, Flagg Road (by Norway Plains Associates). Informal discussion about re-subdividing approved project to allow placement of each duplex unit on its own lot. Cluster subdivision for 57 lots with 114 total duplex units was approved June 19, 2006. Case # 259-36 & 38-A-05. **INFORMAL DISCUSSION**

B. Tana Properties & Norbert Therrien, Milton Road (by Norway Plains Associates). Review of draft conservation easement for lot 58-1. Precedent condition for 3-lot subdivision approved October 6, 2008. Case # 215-58&58-1-I2, I3-A-08
APPROVAL OF PRECEDENT CONDITION

X. Proposed Amendments to City of Rochester Sign Ordinance, Section 42.8, Regarding Electronic Message Signs **DISCUSSION OF AMENDMENT**

VII. Other Business

VIII. 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.