



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

AGENDA

CITY OF ROCHESTER PLANNING BOARD
Monday, July 20, 2009 at 7:00 p.m. (Regular 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 July 6, 2009 meeting**
 - VII. **Request from Thomas and Tammy Munroe of 127 Flagg Road (Lot 259-32)** for clarification about installation of a fence screening their property from the Trinity Conservation cluster subdivision. The subdivision was approved for 57-lots with 114 total duplex units on June 19, 2006. Case # 259-36 & 38-A-05.
DISCUSSION
 - VIII. **Continued Applications:**
 - A. **Trinity Conservation, LLC, Flagg Road** (by Norway Plains Associates). Request to combine pairs of lots within cluster subdivision that was approved for 57 lots with 114 total duplex units. Resultant lots would have four dwelling units within two duplex buildings. Selected pairs of lots would be combined administratively once endorsed by the board. Case # 259-36 & 38-A-05. **REMOVAL FROM AGENDA**
 - B. **Joel Thone, 201 South Main Street** (by Norway Plains Associates). Site plan to expand parking area for Chiropractic Office. Case # 126-97 & 98-R1-09 (PH) **FORMAL DISCUSSION**

OVER

C. **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) **FINAL ACTION**

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

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.