



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 17, 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 August 3, 2009 meeting**
 - VII. **Proposed Amendments to City of Rochester Sign Ordinance, Section 42.8, Regarding Electronic Message Signs RECOMMENDATION**
 - VIII. **Presentation of two proposed applications for Transportation Enhancement funding (by Tom Willis, City Engineer) ENDORSEMENT**
 - IX. **Consent Agenda:**
 - A. **Rochester Pinewood Real Estate & Bruce Boudreau, 68 Ten Rod Road** (by Norway Plains Associates). Extension to meet precedent conditions for Lot Line Revision. Case #221-49&48-57-R1-08 EXTENSION
 - B. **Steve Miller, 139 Flagg Road** (by Norway Plains Associates). Extension to meet precedent conditions for 7-lot cluster subdivision. Case # 259-29-A-08 EXTENSION
 - 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) POSTPONEMENT
 - X. **Continued Applications/Amendment/Modifications:**
 - A. **Cleary Cleaners, 185 Charles Street.** Modification to approved site plan to change the location for the handicap parking space. Case #132-47-B2-08 MODIFICATION
 - B. **McDonald's USA, LLC, 161 Wakefield Street.** Three proposed modifications to approved site plan for redevelopment of McDonald's restaurant: change to architectural design, reconstruction of sidewalk, and change to island at rear. Case # 113-49-B2/R2-09 MODIFICATION

(over)

- C. **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**
- D. **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) **FINAL ACTION**
- E. **Highfield Commons Planned Unit Development (PUD), Washington Street/Route 202.** Modifications to approved Phase I subdivision regarding:
1. Timing for submitting designs for rowhouses
2. Creation of construction phases
3. Payment of surety
Case #237-3,5,6,8-A-02 **MODIFICATIONS**

XI. **New application: Severino Trucking Co., Inc. c/o Thomas Severino (Route 11 Investments Inc., c/o Mark Stevens, property owner), 92 Farmington Road** (by Appledore Engineering, Greg Mikolaities). Preliminary (conceptual) application for excavation of material to be used at the Exit 15 Spaulding Turnpike project. Case #216-11-11/13-09 **PRELIMINARY**

XII. **Other Business**

XIII. **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.