



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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, September 14, 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 August 17, 2009 meeting**
  - VI. **Applications:**
    - A. **Public Service Company of NH, 103 Walnut Street** (by T.F. Moran, Inc.). Extension to meet precedent conditions for approved site plan to expand existing. Case # 122-93-12-09 **EXTENSION**
    - B. **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). Application for excavation of material to be used at the Exit 15 Spaulding Turnpike project. Case #216-11-11/13-09 **(PH) FINAL ACTION**
    - C. **Dennis Sr. & Dennis Jr. Freeman, dba Just Oil, Route 125 & Jonathan Avenue** (by Eric C. Mitchell & Associates, Inc.). Site plan for retail oil business and commercial office. Case # 267-8-1, 8-2-A/B2-09 **(PH) ACCEPTANCE**
    - D. **SUR Construction, Inc., 20-24 Farmington Road** (by Norway Plains Associates). Preliminary (design review) site plan for excavation permit to remove existing ledge and overburden. Case # 216-1, 2, 3-B2-09 **(PH) PRELIMINARY**
    - E. **John Nelson & Joan Holt, 75 Four Rod Road** (by Norway Plains Associates). Preliminary (design review) 2-lot subdivision. Case # 219-19-A-09 **(PH) PRELIMINARY**

*(over)*

- F. Highfield Commons Planned Unit Development (PUD), Washington Street/Route 202.** Case #237-3,5,6,8-A-02. Modifications to approved Phase I subdivision and Phase II multifamily projects regarding: **MODIFICATIONS**
1. Payment of surety
  2. Conditions for issuance of building permits and certificates of occupancy for multifamily component/Phase II
  3. Consideration of whether to consolidate notices of decision for Phases I and II

**VII. Proposed Amendments to City of Rochester Sign Ordinance, Section 42.8, Regarding Electronic Message Signs RECOMMENDATION**

**VIII. Other Business**

**IX. 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.