



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, October 19, 2009 at 7:00 p.m. (Workshop 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. Opening Discussion/Comments (up to 30 minutes)
 - A. Public Comment
 - B. Discussion of general planning issues
 - VI. Approval of minutes for October 5, 2009 meeting
 - VII. Continued Applications:
 - A. John Nelson & Joan Holt, 75 Four Rod Road (by Norway Plains Associates). 2-lot subdivision. Case # 219-19-A-09 (PH) **FINAL ACTION**
 - B. Highfield Commons Planned Unit Development (PUD), Washington Street/Route 202. Case #237-3,5,6,8-A-02. Modifications to Phase I subdivision and Phase II multifamily approvals, and non-substantive language of PUD approval for the purpose of updating conditions of approval regarding payment of surety, conditions for issuance of permits, architectural design, and other issues. **MODIFICATIONS**
 - VIII. Public Hearing and prospective adoption: Proposed amendments to City of Rochester Site Plan Regulations and Subdivision Regulations to allow for a waiver that is consistent with the spirit and intent of the regulations, in accordance with a recent change to RSA 674:36 II (n) **AMENDMENTS**
 - IX. Proposed amendments to the City of Rochester Zoning Ordinance:
 - A. Section 42.25 Administration and Enforcement. (a) Procedure for Enactment and Amendment. Proposal to increase the timeframe required for City Council to act on a proposed zoning amendment after first reading from 90 days to 120 days. **RECOMMENDATION** **(over)**

B. Section 42.15 Permitted Uses and Table 42.14. Proposal to allow Outdoor Wood-Fired Boilers in the Agricultural zoning district and to establish conditions for their use. **RECOMMENDATION**

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.