



Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

PLANNING & DEVELOPMENT DEPARTMENT
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AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, November 2, 2009 at 7:00 p.m. (Regular Meeting)
City Council Chambers, 31 Wakefield Street, Rochester, NH
**see notes at end*

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Communications from the Chair
- V. Approval of minutes for October 19, 2009 meeting
- VI. New Applications:
 - A. **David Holbrook, 33 Dry Hill Road** (by Norway Plains Associates). 2-lot subdivision (preliminary - design review). Case # 250-5-A-09 (PH) **PRELIMINARY**
 - B. **Susan Bennett - Seven Henrietta Street Revocable Trust, 7 Henrietta Street** (by Norway Plains Associates). 2-lot subdivision (preliminary - design review). Case # 134-33-R1-09 (PH) **PRELIMINARY**
 - C. **Holy Rosary Credit Union, 133 Brock Street** (by Norway Plains Associates). Site Plan to expand building to 11,025+/- square feet and add parking (preliminary – design review). Case # 129-1-R2-09 (PH) **PRELIMINARY**
 - D. **Pumpkin Patch Daycare, Bernie & Chelsea Taylor, 81 Oak Street.** Request to expand family day care home to day care center. Case # 251-213-10-R1-09 (PH) **FINAL ACTION**
 - E. **Travis C. Alex, 12 Ridgewood Drive.** Site plan for a home automotive repair shop. Case # 251-196-R1-09 (PH) **FINAL ACTION**
 - F. **Rochester Market Place (Demoulas Super Markets, Inc.). 96 Milton Road.** Site plan to establish a tractor supply store in the former Staples store and for outside storage and display and relocation of parking spaces. Case # 210-24-B2/I2-09 (PH) **FINAL ACTION**

OVER

- G. **Brian Breakfield, 84 Hancock Street.** Site plan for automobile collision repair, automobile sales, and retail sales of automobile body parts and other accessories Case # 128-219-B2-09 (PH) **FINAL ACTION**
- H. **Brickyard Court, (Rochester Housing Authority, Inc.), 194 Brock Street** behind Advance Auto Parts (by Civilworks, Inc. Dana Lynch, PE) Site plan for multi-story structure for twelve 1-bedroom elderly housing units (preliminary – design review). Case # 131-62-2-R2-09 (PH) **PRELIMINARY**
- VII. **Proposed amendment to the City of Rochester Zoning Ordinance - 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**
- VIII. **Proposed amendment to Planning Board Bylaws** to allow the appointment of an alternate member to temporarily fill a vacancy, pursuant to a change to RSA 673:12 **ADOPTION**
- IX. **Proposed Planning Board schedule for calendar year 2010** **ADOPTION**
- 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.