



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

**AGENDA**

**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, November 16, 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 November 2, 2009 meeting**
  - VII. **Modifications/Amendments:**
    - A. **McDonald's USA, LLC, 161 Wakefield Street.** Modification to approved site plan for redevelopment of McDonald's restaurant to change the color of the awnings. Case # 113-49-B2/R2-09 **MODIFICATION**
    - B. **Rose Realty, LLC, Chesley Hill Estates, Chesley Hill Road** (by Berry Surveying & Engineering). Amendment to approved 2003 33-lot subdivision to change drainage patterns. Case #246-32-R1-02. (PH) **AMENDMENT**
  - VIII. **Revised proposal for an amendment to the City of Rochester Zoning Ordinance** - Section 42.15 Permitted Uses and Table 42.14. Proposal to allow Outdoor Wood-Fired Boilers only in the Agricultural zoning district and to establish conditions for their use. **RECOMMENDATION FOR ZONING AMENDMENT**
  - IX. **Other Business**
  - X. **Adjournment**

**(over)**

**\*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.