



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

**AGENDA**

**CITY OF ROCHESTER PLANNING BOARD**

**Monday, December 21, 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 December 7, 2009 meeting**
  - VII. **Continued Applications:**
    - A. **David Holbrook, 33 Dry Hill Road** (by Norway Plains Associates). 2-lot subdivision. Case # 250-5-A-09. **Public Hearing FINAL ACTION**
    - 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. **Public Hearing POSTPONEMENT**
    - C. **Raymond C. Green Inc., Channing's Lane/Wingate Estates**. Amendment to approved 10-lot subdivision to eliminate sidewalk. Case #206-8-A-04. **Public Hearing REQUESTED POSTPONEMENT TO JANUARY 4 AT PRIOR MEETING**
  - VIII. **Sign Application:**  
**Sunrise Ministorage (Tom Aubert, business owner), 11 Jarvis Avenue** (by Norway Plains Associates). Review of proposed freestanding sign for approved site plan for three mini-storage buildings (total of 9,100 square feet). Case # 215-62-12-08  
**SIGNAGE**

**OVER**

**IX. New Application:**

**New Hampshire Checker Cab (Tim Goumas and Jose Nunez, business owners), 68 South Main Street.** Site plan application to open taxicab business with full service maintenance garage and automobile body shop for the taxicab business and the general public. Case #120-324-B1/SD-09. **Public Hearing. FINAL ACTION**

**X. Proposed amendment to Zoning Ordinance regarding definitions for “Junkyard” and “Junkyard, Motor Vehicles”.** Subsections 42.6 (31) and (32). **RECOMMENDATION FOR AMENDMENT**

**XI. Other Business**

**XII. Adjournment**

**\*Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* 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.