



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, February 1, 2010 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 January 25, 2010 meeting**
 - VI. **Extensions and Modifications:**
 - A. **Jeremiah Stuart, 24 Jeremiah Lane** (by Berry Surveying & Engineering). Modification of corner of road right of way for Lot Line Adjustment and road layout. Case # 223-21-A-08 **MODIFICATION**
 - B. **Casaccio RE Holdings, LLC, Rochester Toyota/Dodge, 56 Farmington Road** (by Civil Take Off LLC & Berry Surveying). Extension to meet precedent conditions and modification for architectural design and entry sidewalk for approved site plan for addition and renovations to current automobile sales and service facility. Case # 216-6 & 7-B2-08 **EXTENSION AND MODIFICATION**
 - VII. **Amendment: 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**
AMENDMENT DISCUSSION
 - VIII. **Discussion about prospective Special Downtown application:**
The Club Victoire, Inc., 111 North Main Street (by Norway Plains Associates). Proposed addition and open deck at rear of building. Case #121-360-B1/R2-10.
PRE-APPLICATION DISCUSSION

(over)

IX. New Applications:

- A. Huts to Homes, LLC, 18 Maple Street (by Norway Plains Associates).**
2-lot subdivision. Case # 121-171-R2-10 **Public Hearing FINAL ACTION**
- B. City of Rochester, Route 11.** Proposed Cocheco Well and water treatment plant on Henderson property. Presentation by Tom Willis, City Engineer, under RSA 674:54 Governmental Land Uses. Case #208-14-I2/A-10 **Public Hearing PRESENTATION AND RECOMMENDATIONS**

X. Draft Capital Improvements Program. Presentation by Tom Willis, City Engineer.
PRESENTATION AND DISCUSSION

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.