



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, April 5, 2010 at 7:00 p.m. (Regular 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. **Approval of minutes for March 15, 2010**
 - VI. **Consent Agenda:**
 - 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 **POSTPONEMENT**
 - B. **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 POSTPONEMENT**
 - C. **162 Portland Street, Antoneil Banton, 162 Portland Street**. Conversion of 3 existing apartments into 5 apartments. Case #120-376-B1-10 Special Downtown. **Public Hearing WITHDRAWN**
 - VII. **Continued Applications/Extension:**
 - A. **Tree Health Co. Inc., 119A Walnut Street** (by Norway Plains Associates). Site plan for new office and storage building. Case # 122-92-A/12-10 **Public hearing FINAL ACTION**

(over)

- B. **The Homemakers of Strafford County, 215 Rochester Hill Road.** Extension to commence work for approved Planned Unit Development (PUD). **EXTENSION FOR PUD**

VIII. New Applications:

- A. **Robert E. Cadorette Revocable Trust**, 54 Hancock Street (by Norway Plains Associates). 2 lot subdivision. Case #128-73-R2-10. **Public Hearing FINAL ACTION**
- B. **21 Elmo Lane, Stephen Pierce & Elaine Kuketz, 21 Elmo Lane.** Preliminary (conceptual) 2-Lot subdivision. Case #216-69-A-10. **Public Hearing PRELIMINARY**

- IX. **Proposed Zoning Amendment regarding Outdoor Wood-fired Hydronic Heaters RECOMMENDATION**

- X. **Nominations to Strafford Regional Planning Commission NOMINATIONS**

- 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.