



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, May 3, 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 April 19, 2010 meeting
 - VI. Consent Agenda:
 - A. **Jeremiah Stuart, 24 Jeremiah Lane** (by Berry Surveying & Engineering). Modification of corner of road right of way for approved lot line adjustment and road layout. Case # 223-21-A-08 **MODIFICATION**
 - B. **William D. and Natalie S. Vickery Revocable Trust & Carole H. Bohnert Revocable Trust, 83 & 100 Meaderboro Road** (by Norway Plains Associates). Lot line adjustment. Case #232-10&12-A-10. **Public Hearing FINAL ACTION**
 - VII. Extensions:
 - A. **Free Trade, Inc., 3, 11 & 17 Angela Lane** (by Norway Plains Associates). Extension and waiver from Subdivision Regulations to record plat for approved lot line adjustment among three lots after two calendar months beyond approval. Case # 253-86-5, 6 & 7-R1-09 **EXTENSION**
 - B. **Studley Home Inc., 16 Eastern Avenue** (by Norway Plains Associates). Extension and waiver from Site Plan Regulations to obtain building permit for approved addition to existing elderly group home after 12 months beyond approval. Case #117-41-R2/B2-04. **EXTENSION**

(over)

VIII. Continued application:

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**

IX. Review of draft Comprehensive Rezoning Ordinance: REVIEW OF DRAFT

A. Article I – General Provisions

B. Article II – Definitions and Terminology

X. Proposed amendment to City of Rochester Subdivision Regulations to set criteria for when to require sidewalks. 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. a) 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; b) If you are looking at this agenda on the City's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision