



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, June 7, 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 May 17, 2010 meeting
 - VI. Continued Applications:
 - A. **Studley Home Inc., 15 Eastern Avenue.** Extension and waiver from Site Plan Regulations to obtain building permit for approved addition to existing elderly group home beyond 12 months after approval. Case # 117-41-R2/B2-04.
Public Hearing EXTENSION
 - B. **Mark Phillips, England Road** (by Norway Plains Associates). Modification to approved 17-lot subdivision to allow for development of lots 263-10-3 and 263-10-16 prior to construction of new road. Case # 263-10-A-07 **MODIFICATION**
 - VII. New Applications:
 - A. **ERCH Realty Trust & Fazekas Revocable Trust, 16 Milton Road.** Extension to meet precedent conditions for lot line adjustment. Case #222-88 & 89-13-08
EXTENSION
 - B. **Rochester Housing Authority, Wyandotte Falls Housing Development, 12 Bridge Street.** Application to change outdoor lighting layout. Case #121-28-B1-10 **LIGHTING PLAN**
 - C. **Waste Management of New Hampshire, Inc., 62 Turnkey Way.** Site Plan Application for Leachate Treatment Systems Upgrades. Case # 267-3-14-10
Public Hearing ACCEPTANCE

(over)

- D. [City of Rochester School Department, Chestnut Hill Road & Hillsdale Street.](#) Site plan to construct athletic fields. Case # 113-22-27-A-10 **NONBINDING REVIEW**
- E. [Highfield Commons Planned Unit Development \(PUD\), Washington Street/Route 202.](#) Various amendments to PUD and approved Phase I subdivision and Phase II multifamily projects regarding overall design, location of lots, allocation of dwelling units, architectural designs, building setbacks, City water, and other elements. Case #237-3,5,6,8-A-02. **Public Hearing AMENDMENTS**
- F. [119 Flagg Road Development, LLC, 91 Trinity Circle](#) (by Norway Plains Associates). Lot line adjustment to correct for a foundation being placed too close to the front lot line. Case # 259-36-32-A-10 **Public Hearing FINAL ACTION**
- G. [DGH Builders, Homemakers Health Services, Rochester Hill Road](#) (by Norway Plains Associates). Preliminary (conceptual) Site Plan to construct a 40-bed Assisted Living Facility in keeping with the previously approved PUD. Case # 243-39-A-PUD-10 **Public Hearing PRELIMINARY**
- H. [Poulin Realty Acquisition, 47 Farmington Road](#) (by Norway Plains Associates). Preliminary (conceptual) Site Plan to construct an 8,670 s.f. tire sales and service facility with a drive-up coffee facility and a possible car rental company. Case # 216-25-B2-A-AP-10 **Public Hearing PRELIMINARY**
- I. [Hope Farm Real Estate Holdings LLC, 36 Peaslee Road](#) (by Norway Plains Associates). Preliminary (design review) Subdivision Application to discuss a clustered seven building (14 dwelling units) duplex development. Case #253-49-A-10 **Public Hearing PRELIMINARY**

VIII. Zoning amendment: Proposal to create new Granite Ridge Development [\(GRD\) Zoning District](#) **RECOMMENDATION**

IX. Proposed Memorandum of Understanding with NHDOT for Route 11 **ENDORSEMENT**

X. Review of draft [Comprehensive Rezoning Ordinance:](#) **REVIEW**

- A. Article III - Administration
- B. Article IV - Zoning Board of Adjustment and Building Code Board of Appeals
- C. Article V - Residential Zoning Districts
- D. Article VI - Commercial Zoning Districts

XI. Other Business

XII. Adjournment

(over)

***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