



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

**AGENDA**

**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, June 21, 2010 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:
  - A. May 27, 2010 retreat
  - B. June 7, 2010 regular meeting
- VII. Consent Agenda:
  - A. **John Nelson & Joan Holt, 75 Four Road Road/ Baxter Road** (by Norway Plains Associates). Extension to meet precedent conditions for 2-lot subdivision. Case # 219-19-A-09. **EXTENSION**
  - B. **Susan Bennett - Seven Henrietta Street Revocable Trust, 7 Henrietta Street** (by Norway Plains Associate). Extension to meet precedent conditions for 2-lot subdivision. Case # 134-33-R1-09. **EXTENSION**
  - C. **Brian Boudreau & Charles Clement III, Silver Street** (by Norway Plains Associates). Extension to meet precedent conditions for 3-lot subdivision. Case #120-200-R2-08. **EXTENSION**

**(over)**

- D. **David Holbrook, 33 Dry Hill Road** (by Norway Plains Associates). Extension to meet precedent conditions for 5-lot subdivision. Case #250-5A-09. **EXTENSION**
- E. **Waste Management of New Hampshire, Inc., TREE Health Care Waste Facility. 189 Turnkey Way.** Modification to approved project to allow earthwork and grading to begin prior to certification of plans. Case # 267-3-14-08. **MODIFICATION**

**VIII. Continued Application:**

**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**

**IX. New Application:**

**Kristen & Edward Everett, Norway Plains Road.** Site plan for food concession trailer. Case # 222-59-1-B2-10. **FINAL ACTION**

**X. Election of Planning Board Chair** (and any other offices which may become open) **ELECTION**

**XI. Regulatory Amendments:**

- A. Proposed **Zoning Amendment** to add a new section 42.35 **Small Wind Energy Systems** **RECOMMENDATION**
- B. Proposed amendments to **Site Plan Regulations** and **Subdivision Regulations** regarding fees and definitions **DISCUSSION**
- C. Proposed amendment to **Subdivision Regulations** to set criteria for when to require sidewalks **DISCUSSION**

**XII. Review of draft Comprehensive Rezoning Ordinance:**

- A. Article III – Administration **DISCUSSION**
- B. Article IV - Zoning Board of Adjustment and Building Code Board of Appeals **DISCUSSION**
- C. Article V - Residential Zoning Districts **DISCUSSION**

**XIII. Criteria for when City projects should be presented to the Planning Board RECOMMENDATION**

**XIV. Other Business**

**XV. 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