



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, July 12, 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 June 21, 2010 workshop
 - VI. **Public Hearings** on proposed amendments to Regulations (discussion under item IX, below):
 - A. Proposed amendments to [Site Plan Regulations and Subdivision Regulations](#) regarding [Application Fees](#)
 - B. Proposed amendment to [Subdivision Regulations](#) to set criteria for when to require [Sidewalks](#)
 - VII. Continued Applications:
 - A. [Waste Management of New Hampshire, Inc., 62 Turnkey Way](#). Site Plan for Leachate Treatment Systems Upgrades. Case # 267-3-14-10
Public Hearing FINAL ACTION
 - B. [Kristen & Edward Everett, Norway Plains Road](#) (intersection with Milton Road). Site plan for food concession trailer. Case # 222-59-1-B2-10
Public Hearing FINAL ACTION
 - C. [Highfield Commons Planned Unit Development \(PUD\), Washington Street/Route 202](#). Amendment to PUD and approved Phase I subdivision to allow for use of private wells rather than City water. Case #237-3,5,6,8-A-02. **Public Hearing DISCUSSION**
 - D. [DGH Builders, Homemakers Health Services, Rochester Hill Road](#) (by Norway Plains Associates). Preliminary (design review) Site Plan to construct a 40-bed Assisted Living Facility in keeping with previously approved Homemakers Planned Unit Development (PUD). Case # 243-39-A-PUD-10 **Public Hearing PRELIMINARY**

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VIII. New Applications:

- A. [Rye Trust, 68 South Main Street](#) (intersection with Dreyer Way) (by Steve McHenry, Architect). Preliminary site plan (design review) for new three-story residential and commercial building with parking. Case # 120-324-B1-10 **Public Hearing PRELIMINARY**
- B. [Homemakers of Strafford County, 215 Rochester Hill Road](#) (by Norway Plains Associates). Amendment to approved Planned Unit Development (PUD) to allow for the creation of one or more lots without frontage on a City street (related to site plan application for assisted living facility, above). **Public Hearing PUD AMENDMENT**
- C. [Metrocast Cablevision of NH LLC, 21 Jarvis Avenue](#) (by Norway Plains Associates). Preliminary site plan (design review) for proposed parking expansion. Case # 215-61-I-2-10. **Public Hearing PRELIMINARY**
- D. [D.S. & B.R. Winson Trust, 7 Stewart Court & Chasse Street](#) (by Norway Plains Associates). Lot line revision. Case #122-2-10- R1-10 **Public Hearing ACCEPTANCE**

IX. Regulatory Amendments:

- A. **Proposed amendments to [Site Plan Regulations and Subdivision Regulations](#) regarding [Application Fees](#) (public hearing – item VI., above) **ADOPTION****
- B. **Proposed amendment to [Subdivision Regulations](#) to set criteria for when to require [Sidewalks](#) (public hearing – item VI., above) **ADOPTION****
- C. **Proposed amendment Zoning Ordinance to add a new section 42.35 [Small Wind Energy Systems](#) **RECOMMENDATION****

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

- A. **Article V. - Commercial Zoning Districts**
- B. **Article VI. – Industrial Zoning Districts**
- C. **Article VII. – Special Zoning Districts**

XI. Other Business

XIII. 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.

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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