



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

**AGENDA**

**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, August 2, 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 July 19, 2010 meeting
  - VI. New Applications:
    - A. [Lui's Garden, 84 Hancock Street](#) (by Berry Surveying). Site plan application to establish a Chinese Restaurant. Case # 128-219-B2-10 **Public Hearing**  
**ACCEPTANCE**
    - B. [183 Washington Street, LLC., Washington Street and Hussey Hill Road](#) (by Joseph Wichert, surveyor). Minor subdivision to place Phase I subdivision and Phase III subdivision on their own lots. Case # 237-3-PUD-10 **Public Hearing**  
**POSTPONEMENT**
  - VII. Continued Applications:
    - A. [Rye Trust, c/o Bob McGuire III, 68 South Main Street](#) (intersection with Dreyer Way) (by Steve McHenry, Architect). Site plan for new three-story residential and commercial building with parking. Case # 120-324-B1-10 **Public Hearing** **FINAL ACTION**
    - B. [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**

**(over)**

- C. [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**
- D. [Metrocast Cablevision of NH LLC, 21 Jarvis Avenue](#) (by Norway Plains Associates). Site plan for proposed parking expansion. Case # 215-61-I-2-10 **Public Hearing** **FINAL ACTION**
- E. [D.S. & B.R. Winson Trust, 7 Stewart Court & Chasse Street](#) (by Norway Plains Associates). Lot line revision. Case #122-2-10- R1-10 (PH closed) **FINAL ACTION**
- F. [119 Flagg Road Development, LLC, 91 Trinity Circle](#) (by Norway Plains Associates). Lot line revision to correct for a foundation being placed too close to the front lot line. Case # 259-36-32-A-10 **Public Hearing** **POSTONEMENT**
- G. [Hope Farm Real Estate Holdings LLC, 36 Peaslee Road](#) (by Norway Plains Associates). Preliminary (design review) subdivision application for a clustered seven building (14 dwelling units) duplex development. Case #253-49-A-10 **Public Hearing** **PRELIMINARY**

XI. Review of draft [Comprehensive Rezoning Ordinance](#):

- A. **Article XX – Standards for Specific Permitted Uses**
- B. **Article XXI – Conditional Uses**
- C. **Article XXII – Special Exceptions**

XII. **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.

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