



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 16, 2010 at 7:00 p.m. (Workshop)
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 for August 2, 2010 meeting
 - VII. Project Applications:
 - A. [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 pursuant to previously approved Homemakers Planned Unit Development (PUD). Case # 243-39-A-PUD-10. **Continued Application. Public Hearing PRELIMINARY**
 - B. [Homemaker Health Services, 215 Rochester Hill Road](#) (by Norway Plains Associates). 2 lot subdivision to create new lot for DGH Builders' 40 bed assisted living facility (A., above). Case # 243-39-PUD-10. **New Application. Public hearing FORMAL DISCUSSION**
 - C. [Highfields Planned Unit Development \(PUD\), 183 Washington Street, LLC., Washington Street and Hussey Hill Road.](#) *Rehearing and Reapproval* for 1) 200+ acre Planned Unit Development with a total of 370 proposed residential dwelling units; and 2) Phase I subdivision of the PUD containing 88 single family and 47 townhouse lots. This rehearing is being held as a result of one abutter not having been notified of the original proposals. Case #237-3, 6, 8 & 246-5-A-02 **New Application. Public Hearing FINAL ACTION**

- D. [Highfields PUD, 183 Washington Street, LLC., Washington Street and Hussey Hill Road](#) (by Joseph Wichert, surveyor). 2 lot subdivision of open space parcel for the purpose of aligning all lots and surrounding open space for Phase I subdivision to correspond to the boundaries of the Phase I subdivision. The plan also incorporates previous approved amendments designed by Donald Powers Architects. Case # 237-3-PUD-10 **New Application** (postponed from August 2). **Public hearing FINAL ACTION**
- E. [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. **Continued Application. Public Hearing AMENDMENT**

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

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

IX. **Other Business**

XI. **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