



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, September 13, 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 August 16, 2010 meeting
 - VI. Consent Agenda:
 - A. [Ruth, Everett & Nathan Milbury / Thomas L. Kaczynski](#), 110-112 Whitehall Road (by Norway Plains Associates). Lot line revision. Case #240-7&8-A-10 Public Hearing **FINAL ACTION**
 - B. [Irene F. Cafasso](#), 665 Portland Street (by Norway Plains Associates). 2 lot subdivision. Case # 109-157-R1-A-10 Public Hearing **FINAL ACTION**
 - C. [Audrey J. Demichele Living Trust & Susan Beals Living Trust](#), 2 Dartmouth Lane (by Norway Plains Associates). 2 lot subdivision. Case # 126-42-R1-10 Public Hearing **FINAL ACTION**
 - D. [McDuffee Place Development](#), 41 Meadow Lane (by Norway Plains Associates). Amendment to approved project to eliminate an easement to allow access to adjacent property for further development. Case # 136-21-37 & 137-8-12-R1-88 Public Hearing **AMENDMENT**
 - E. [D.S. & B.R. Winson Trust](#), 7 Stewart Court & Chasse Street (by Norway Plains Associates). Lot line revision. Case #122-2 & 122-10- R1-10 (PH closed) **POSTPONEMENT**

(over)

VII. Continued Applications:

- A. [Highfield Commons Planned Unit Development \(PUD\)](#), Washington Street/Route 202.**
1. **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. (PH closed) **AMENDMENT**
 2. **Extension to meet precedent conditions for Phase I subdivision** **EXTENSION**
- B. [Liu's Garden](#), 84 Hancock Street** (by Berry Surveying). Site plan application to establish a Chinese Restaurant. Case # 128-219-B2-10 (PH closed) **FINAL ACTION**
- C. [Rose Realty, LLC, Chesley Hill Estates](#), Chesley Hill Road** (by Berry Surveying & Engineering). Amendment to approved 2003 33-lot subdivision to change drainage structures and patterns. Case #246-32-R1-02. **Public Hearing AMENDMENT**
- E. [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. Case # 243-39-PUD-10. **Public hearing FINAL ACTION**
- F. [DGH Builders, Homemakers Health Services](#), Rochester Hill Road** (by Norway Plains Associates). 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. **Public Hearing FINAL ACTION**

VII. New Applications:

- A. [Rochester Pinewood Real Estate Development, LLC.](#), Ten Rod Road** (by Norway Plains Associates). Amendment to Approved Project to eliminate requirement for off-site sidewalk. Case # 221-48-A/R1-05 **Public Hearing AMENDMENT**
- B. [GB New Hampshire 2, LLC](#), 301 North Main Street** (by Vanasse Hangen Brustlin, Inc.). Preliminary (design review) Site Plan to construct a 13,225 square foot Pharmacy with drive-through, a secondary 8,000 square foot retail building, and associated improvements. Case # 115-40-B2-10 **Public Hearing PRELIMINARY**

VIII. Other Business

IX. 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