



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, September 20, 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. [Cultural Resources Master Plan](#)- – discussion with Susan Schwake, chair of Arts and Culture Steering Committee **DISCUSSION**
 - VII. Continued Applications and Amendments:
 - A. [Casaccio RE Holdings, LLC, Rochester Toyota / Dodge](#), 56 Farmington Road (by NCM Management). Amendment for 1,312 addition for new car delivery area to approved site plan for 5,125 square foot addition and renovations to current automobile sales and service facility. Case # 216-6 & 7-B2-08 Public Hearing **AMENDMENT**
 - B. [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**
 - C. [Irene F. Cafasso](#), 665 Portland Street (by Norway Plains Associates). 2 lot subdivision. Case # 109-157-R1-A-10 Public Hearing **FINAL**

(over)

- D. [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
- E. [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 and determination of appropriate exaction fee for water booster station. Case #237-3,5,6,8-A-02. (PH closed) **AMENDMENT**
 2. **Modification to approved Phase I subdivision** to change diameter of water lines from 12" to 8". **MODIFICATION**

IX. **Presentation from Planning Board Regulations Committee** **DISCUSSION**

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

- A. **Article XXIII – Accessory Uses**
- B. **Article XXIV – Home Occupations**
- C. **Article XXVI – Roads and Parking**

XI. **Other Business**

XII. **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.