



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, November 1, 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 October 18, 2010 meeting
 - VI. Continued Application:
[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)
FINAL ACTION
 - VII. New Applications:
 - A. [Glenn and Pamela Doyle](#), 268 Lowell Street (by David W. Vincent Land Surveying Services). 2-lot subdivision. Case # 254-16-A-10 **Public Hearing FINAL ACTION**
 - B. [Alan and Sandra Provencher](#), 8 Mandela Drive. Site plan to establish a family daycare to care for six preschool and three school age children. Case # 240-67-R1-10 **Public Hearing FINAL ACTION**
 - C. [Poulin Realty Acquisitions/ Ron Poulin](#), 47 Farmington Road (by Norway Plains Associates). Site plan to construct a facility containing a tire sales and service, drive up coffee shop and car rental. Case # 216-25-B2/A-10 **Public Hearing ACCEPTANCE**
 - D. [Audrey J. Demichele Living Trust and Suzann J. Beals Living Trust](#), 2 Dartmouth Lane (by Norway Plains Associates). New application for 2-lot subdivision. The original application was denied by the Planning Board on October 4. The proposed lot has been squared off. Case # 126-42-R1-10 **Public Hearing FINAL ACTION**

(over)

- E. **Albert and Patricia Dumont, Old Milton Road.** Application for issuance of a building permit for a new house on vacant lot accessed via a private road, pursuant to RSA 674:41 I. (d). Map 215, Lot 27 **FORMAL RECOMMENDATION**

VIII. Review of draft **Comprehensive Rezoning Ordinance:** **DISCUSSION**

- A. **Article XXX – Nonconforming Property**
B. **Article XXXIII – Conservation Subdivisions**

IX. **Other Business**

X. **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