



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, November 15, 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. Approval of minutes for November 1, 2010 meeting
 - VII. Recognition of Richard Groat for his service to the Rochester Planning Board
 - VIII. Planning Board Project Applications:
 - A. **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. (The public Hearing was closed.) **FINAL ACTION**
 - B. **Lambert's Auto and Truck Recyclers, Inc., 2 Salmon Falls Road**. Site plan for after the fact improvements including drive-up window, truck scale, awning type roof, concrete slab for storage of materials, and earthen berm. This project was called up from the Minor Site Review Process for regular Planning Board review. Case # 205-218 & 224 – B2-R1 **Public Hearing THE APPLICATION WAS WITHDRAWN BY THE APPLICANT**
 - IX. **Proposed Recreation Master Plan:**
 - A. Presentation by Ken Ballard, consultant with Ballard & King
 - B. Public Hearing
 - C. Planning Board discussion

(over)

X. Recommendations of Planning Board Regulations Committee **DISCUSSION**

XI. Review of draft **Comprehensive Rezoning Ordinance**

A. Article XXX – Nonconforming Property

B. Article XXXIII – Conservation Subdivisions

DISCUSSION

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