



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, December 6, 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:
 - A. November 15, 2010 meeting
 - B. November 18, 2010 joint meeting with the Public Works Committee
 - VI. New Applications:
 - A. [Mary T. Fowler Revocable Trust](#), 1088 Salmon Falls Road. (by Norway Plains Associates) 2-lot subdivision to create a 1.36 acre lot from a 216 acre parcel. Case # 241-10-A-10 **Public Hearing FINAL ACTION**
 - B. [G.B. New Hampshire 2, LLC](#), 301 North Main Street. (by VHB) Site plan to construct a 13,225 square foot pharmacy with drive through, a secondary 8,025 square foot retail building, and associated improvements, including parking, access, landscaping, and drainage structures. Case # 115-40-B2-10 **Public Hearing ACCEPTANCE**
 - C. [Rochester Housing Authority](#), Brock Street on vacant lot next to Autozone store. (by Civil Works, Inc.) 12 unit elderly housing facility. Case # 131-62-2-R2-10 **Public Hearing ACCEPTANCE**
 - VII. Review of draft [Comprehensive Rezoning Ordinance](#)
 - A. Article XXX – Nonconforming Property
 - B. Article XXXIII – Conservation Subdivisions

(over)

VIII. Other Business

IX. 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