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 20, 2010 at 7:00 p.m. (Workshop Meeting)
City Council Chambers
31 Wakefield Street, Rochester, NH
see notes at end

_____

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 December 6, 2010 meeting

VII.   Project Applications:

   A.   Studley Home Inc., 16 Eastern Avenue. Extension to obtain building permit for additions and renovations to the Studley Home. Case # 117-41-R2/B2-04 *EXTENSION*

   B.   Highfield Commons Planned Unit Development (PUD), Washington Street/Route 202. Modification to approved Phase I subdivision to allow for temporary use of geothermal wells for domestic water use for three model homes until water line is constructed 2011. Case #237-3,5,6,8-A-02. *MODIFICATION*

   C.   G.B. New Hampshire 2, LLC, 301 North Main Street. (by VHB) Site plan to construct a 13,225 square foot CVS pharmacy with drive through, a secondary 3,700 square foot bank building, and associated improvements, including parking, access, drive through, landscaping, and drainage structures. Case # 115-40-B2-10 **Public Hearing** *ACCEPTANCE*

(*over*)

D. **[Goodfellas Brickoven Pizzeria](#) / Robert Partridge, 66 Washington Street.** Amendment to approved site plan to change hours of operation and allow continued use of existing floor space for eating and drinking establishment as modified by previous owner, Spinale's Pizza. Case # 123-1-B1-10 **Public Hearing _AMENDMENT_**

VIII. **Review of draft [Comprehensive Rezoning Ordinance](#)**
A. Table of Residential Uses
B. Table of Sales-Service-Office-Institutional Uses
C. Table of Food-Lodging-Public Recreation Uses
D. Table of Industrial-Storage-Transport-Utility Uses
E. Table of Agriculture-Animal Care-Land Oriented Uses

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