



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
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Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, January 24, 2011 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 January 3, 2011 meeting**
  - VII. **Consent Agenda:**
    - A. **LAARS Heating Company, 20 Industrial Way.** (by Norway Plains Associates) Site plan to construct an 80' x 80" addition onto the existing building to house a new training room, offices, break room and additional parking. Case # 230-19-I2-10 **Public Hearing POSTPONEMENT**
    - B. **Highfield Commons Planned Unit Development (PUD), Washington Street/Route 202.** Extension to meet precedent conditions for approved Phase I subdivision. Case #237-3,5,6,8-A-02 **EXTENSION**
  - VIII. **Continued Applications:**
    - A. **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 3,700 square foot Laconia Savings Bank building, and associated improvements, including parking, access, landscaping, and drainage structures. Case # 115-40-B2-10 (The Public Hearing was closed.) **FINAL ACTION**

*(over)*

- B. 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 (The public Hearing was closed) **FINAL ACTION**

- IX. **Draft Capital Improvements Program (CIP)** – Presentation by Melodie Esterberg, Commissioner, Department of Public Works **DISCUSSION**

X. **Annual Meeting:**

- A. Election of Officers
- B. Review of 2010
- C. Plans for 2011

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

- A. Table of Dimensional Standards – Residential Districts
- B. Table of Dimensional Standards – Commercial Districts
- C. Table of Dimensional Standards – Industrial Districts
- D. Table of Dimensional Standards – Special Districts

XII. **Review of Funds Placed into Surety for Planning Board Projects**  
**POSTPONEMENT**

XIII. **Other Business**

XIV. **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