



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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, March 21, 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:
    - A. February 24, 2011 Retreat
    - B. March 7, 2011 Regular Meeting
  - VII. Extension. DGH Builders, Rochester Hill Road. Extension to meet precedent conditions. Case # 243-39-A-PUD-10 EXTENSION
  - VIII. [Recreation Master Plan](#) ADOPTION
  - IX. Review of draft [Comprehensive Rezoning Ordinance](#) DISCUSSION
    - A. Changes to Article IV – Zoning Board of Adjustment
    - B. Continued Discussion of Article XXIX – Signage
    - C. Continued review of zoning map
    - D. Mapping for Highway Commercial 3 (formerly Granite Ridge Zone)
    - E. Split zoned lots
    - F. Letters from citizens about rezoning
    - G,. Aquifer Overlay District

*(over)*

**X. Review of Surety Information NO ACTION**

**XI. Other Business**

**XII. 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