



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, April 4, 2011 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 from March 21, 2011
 - VI. New Applications:
 - A. [Lawrence Lapierre](#), 22 Oak Street. 2-lot subdivision (by Jones and Beach Engineers, Michael Bouffard). Case # 138-59-A-R1- 11 **Public Hearing FINAL ACTION**
 - B. [Timothy & Sally Fontneau](#), 1062 Salmon Falls Road. 2-lot subdivision (by Norway Plains Associates, Art Nickless). Case # 241-9-A-11 **Public Hearing FINAL ACTION**
 - C. [Mary T. Fowler Revocable Trust](#), 1088 Salmon Falls Road. 4-lot subdivision (by Norway Plains Associates, Art Nickless). Case # 241-10-A-11 **Public Hearing ACCEPTANCE**
 - D. [Route 11 Investments \(Mark Stevens\)](#), Farmington Road (just south of Wal-Mart). Preliminary Site Plan for a large scale shopping center with approximately 280,540 square feet of retail, restaurant, bank and gas station uses, parking, along with a new City street and utility improvements (by Appledore/Tighe & Bond, Gretchen Young). Case # 216-11-GRD-11 **Public Hearing PRELIMINARY**

(over)

VII. Review of draft [Comprehensive Rezoning Ordinance](#)

- A. Article XXIX – Sign Ordinance**
- B. Percentage breakdown of Proposed Zoning Districts**
- C. Review of proposed new zoning map**

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) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Wednesday evening prior to the meeting and will be posted on the City's website; e) 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