



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](http://www.rochesternh.net)

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, July 11, 2011 at 7:00 p.m. (Regular 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. Approval of Minutes from June 20, 2011
  - VI. Consent Agenda:
    - A. [James J. Nyberg Revocable Trust](#), 120 Washington Street (by Norway Plains Associates). Preliminary (design review) site plan to convert an existing single family home to an orthodontist's office. Case # 123-65-B1-11 **Public Hearing** POSTPONEMENT
    - B. [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** POSTPONEMENT
    - C. [William & Sara Brennan](#), 130 Gear Road (by Pohopek Surveyors). Subdivision of an 11.01 acre lot into two lots per ZBA approval, case 2008-04. The lot with the existing house will have 5.14 acres and the proposed new lot 5.87 acres, with no further subdivision of these properties allowed. Case # 251-101-A-11 **Public Hearing** FINAL ACTION
    - D. [Patricia T. Rocheleau](#), 11 Magic Avenue (by Norway Plains Associates) Subdivision to create a new 10,197 square foot building lot, leaving 13,780 with the existing single-family home. Case # 103-18-R2-11 **Public Hearing** FINAL ACTION
    - E. [Rochester Housing Authority](#), Brock Street on vacant lot next to Autozone store. (by Civil Works, Inc.) Extension to meet precedent conditions for 12 unit elderly housing facility. Case # 131-62-2-R2-10 EXTENSION

*(over)*

- F. [Next Wave Homes Estates, LLC, 269 Old Dover Road.](#) (by Norway Plains Associates). Extension to meet precedent conditions for 2 lot subdivision. Case # 256-70-A-10 **EXTENSION**
- G. [Mary T. Fowler Revocable Trust, 1088 Salmon Falls Road.](#) (by Norway Plains Associates) Extension to meet precedent conditions for 2-lot subdivision to create a 1.36 acre lot from a 216 acre parcel. Case # 241-10-A-10 **EXTENSION**

## VII. New Applications:

- A. [Rochester Self Storage, 1 Winter Street](#) (by Norway Plains Associates). Site Plan to construct four self storage unit buildings consisting of 4,300 square feet of rental space. Case # 120-295-13-11 **Public Hearing**  
**FORMAL DISCUSSION**
- B. ["Where the Child Things Are" Day Care Center, 28 Charles Street.](#) Site Plan for Licensed Child Care Center for sixteen children in one half of a 2,748 square foot duplex with a 17x 23 foot play yard. Case # 125-210-R2-11 **Public Hearing**  
**FINAL ACTION**
- C. [St. Michael's Church 64 Pine Street.](#) (by Berry Surveying and Engineering) Site Plan for conversion of residence to a church and associated parking and improvements. Case # 121-139-R2-11 **Public Hearing**  
**FORMAL DISCUSSION**

## VIII. Review of Surety Information:

**Kel-Mar LLC, Betts & Cross Roads** (by Berry Surveying & Engineering). Request to extend surety for approved 17-lot subdivision. Case #203-25-A-08 **EXTENSION**

## IX. Discussion of draft overhaul of Site Plan Regulations (development standards only) **DISCUSSION**

## X. 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) 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