



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 1, 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:
 - A. July 11, 2011 regular meeting
 - B. July 18, 2011 workshop
 - C. July 21 site walks
 - VI. Modification/Continued Applications:
 - A. [Highfield Commons Planned Unit Development \(PUD\)](#), Washington Street/Route 202. Modification for approved Phase I subdivision to allow for a 7 foot front setback for the Elizabeth house prototype instead of the approved 15 feet. Case #237-3,5,6,8-A-02 **MODIFICATION**
 - B. [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 ACCEPTANCE**
 - C. ["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**
 - D. [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-I3-11 **Public Hearing FORMAL DISCUSSION**

(over)

- E. [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

VII. New Applications:

- A. [Waste Management of New Hampshire, Rochester Neck Road](#). Trail relocation project located within the Conservation Overlay District. Case # 267-3&4-14-11 APPROVAL OF TRAIL PLAN
- B. [Howie's Field of Dreams, Roger Allen Recreation Association, Chestnut Hill Road](#). (by Norway Plains Associates, Inc.) Site Plan for a proposed "Buddy Ball" baseball field. The field and appurtenant dugouts, concession stand and bathrooms will be constructed within the 92-acre Roger Allen Recreation facility. Case # 216-56-A-11 **Public Hearing** ACCEPTANCE
- C. [Jarvis Cutting Tools, Inc., 10 Jarvis Avenue](#). (by Norway Plains Associates) Preliminary Site Plan for expansion of an existing 30,000 square foot manufacturing building by the addition of a 100'X100', 10,000 square foot addition. Case #215-59-12-11 **Public Hearing** PRELIMINARY

VIII. Discussion of draft overhaul of Site Plan Regulations (development standards only) FORMAL REVIEW

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) 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