



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, September 12, 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:
 - VI. Continued Applications:
 - A. [Jarvis Cutting Tools, Inc.](#), 10 Jarvis Avenue. (by Norway Plains Associates) Preliminary Site Plan (design review) 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**
 - B. [James J. Nyberg Revocable Trust](#), 120 Washington Street (by Norway Plains Associates). Preliminary Site plan (design review) to convert an existing single family home to an orthodontist's office. Case # 123-65-B1-11 **Public Hearing PRELIMINARY**
 - C. [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 FINAL ACTION**
 - D. [Mary T. Fowler Revocable Trust](#), 1088 Salmon Falls Road. Preliminary (Design Review) 4-lot subdivision (by Norway Plains Associates). Case # 241-10-A-11 **Public Hearing PRELIMINARY**

(over)

VII. New Applications:

- A. [Paul R. Beloin Revocable Trust and Paul R. & Suzanne P. Beloin, 132 -134 Rochester Hill Road.](#) (by Norway Plains Associates) Lot line revision to add land from Lot 13 to Lot 12 to increase the buffer between the home on Lot 12 and the rear lot line of Lot 13. Case # 134-12 & 13 - R1-11 **Public Hearing** **FINAL ACTION**
- B. [Pumpkin Patch DayCare, LLC, 10 North Street.](#) Change of use to operate a daycare center for 46 children in a location previously occupied by a daycare with state approval for 53 children. The prior facility had been closed after 30 years of operation. Case # 121-313-R1-11 **Public Hearing** **ACCEPTANCE**
- C. [Bacon Felt Company, Inc. 31 Front Street](#) (by Berry Surveying and Engineering) 2-lot Subdivision to place electric house off from the remaining land. No new construction is proposed at this time. Case # 102-20-R2 & I2-11 **Public Hearing** **ACCEPTANCE**

VIII. Discussion of draft overhaul of Site Plan Regulations (development standards only) **REVIEW AND DISCUSSION**

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