



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members
Nel Sylvain, *Chair*
Tim Fontneau, *Vice Chair*
Derek Peters, *Secretary*
Rick Healey
Gloria Larochele
Stephen Martineau
John Meader
Dave Walker, *Councilor*
James Gray, *Alternate*

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, October 3, 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. September 12, 2011 Regular Meeting
 - B. September 19, 2011 Workshop Meeting
 - VI. Consent Agenda:
 - A. [Jarvis Cutting Tools, Inc.](#), 100 Jarvis Avenue (by Norway Plains Associates). 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 **POSTPONEMENT**
 - B. [Mark G. Phillips](#), 106 England Road (by Norway Plains Associates). Lot Line Revision to add land to Lot 10 from Lot 10-4 to accommodate an existing second dwelling unit. Case # 263-10 & 10-4-A-11 **Public hearing**
FINAL ACTION
 - C. [Johnny and Kitty Ho Lam](#), 105 Charles Street & Patrick and Shannon Munday, 5 Sidney Street (by Norway Plains Associates). Lot Line Revision to add land to Lot 255 from Lot 255-1 placing the existing walkway constructed by the Lams completely on their property. Case # 128-255 & 255-1-R2-11 **Public hearing** **FINAL ACTION**

(over)

VII. Extension and Amendment for Previously Approved Plans:

- A. Public Service of NH, 103 Walnut Street (Route 202A),** Extension to meet precedent conditions for Eastport Substation project as the construction start time has now been rescheduled to early 2013. Case # 122-93-I2-09
EXTENSION
- B. Wingate Estates, Channings Lane.** Amendment to approved subdivision to remove side walks, guard rail, trees, and benches from approved plan. Case # 206-8-A-04 **Public Hearing AMENDMENT**

VIII. Discussion of Surety

IX. Discussion of draft overhaul of [Site Plan Regulations](#) (development standards only) Chapters VIII and IX. **REVIEW AND DISCUSSION**

- A. Article VIII – Natural Resources**
- B. Article X – Operational Issues**

X. Other Business

XI. 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