



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
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**(603) 335-1338 - Fax (603) 335-7585**  
**Web Site: [www.rochesternh.net](http://www.rochesternh.net)**

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

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, November 21, 2011 at 7:00 p.m. (Workshop Meeting)**  
City Council Chambers  
31 Wakefield Street, Rochester, NH  
*\*see notes at end*

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**6:30 p.m.**     **Consultation with legal counsel per 91-A:2 I. (b)**  
Council Conference Room

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**7:00 p.m.**

- I.     **Call to Order**
- II.    **Roll Call**
- III.   **Seating of Alternates**
- IV.    **Communications from the Chair**
- V.     **Recognition of Tom Abbott** for his years of service as a Planning Board member. As former Director of Code Enforcement, Tom had served as the City Manager's designee on the board for a number of years.
- VI.    **Opening Discussion/Comments** (up to 30 minutes)
  - A.     **Public Comment**
  - B.     **Discussion of general planning issues**
- VII.   **Approval of minutes for November 7, 2011**
- VIII. **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-l2-11 **POSTPONEMENT**

*(over)*

- B. [Highfield Commons Planned Unit Development \(PUD\), Washington Street/Route 202](#). Modification for approved Phase I subdivision to establish rear setbacks. Case #237-3,5,6,8-A-02

**IX. Review Surety Information**

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

**A – Article XII – Public Health and Safety** (clarification of fire hydrants only)

**B – Article XIII – Stormwater Management**

**C – Article XIX – Traffic and Access Management**

**D – Article XV – Utilities**

**E – Article XVI – Standards for Particular Uses/Activities**

**F – Figures and Appendices**

**XI. Proposed 2012 Planning Board calendar of meetings**

**XII. 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