



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Board Members
Nel Sylvain, *Chair*
Tim Fontneau, *Vice Chair*
Derek Peters, *Secretary*
Rick Healey
Gloria Larochelle
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, December 19, 2011 at 7:00 p.m. (Workshop 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. **Opening Discussion/Comments (up to 30 minutes)**
 - A. **Public Comment**
 - B. **Discussion of general planning issues**
 - VI. **Approval of minutes for November 29, 2011 Retreat**
Approval of minutes for December 5, 2011
 - VII. **Consent Agenda:**
 - A. **David Howard and Deidra Howard**, 14 Deerfield Court (by Norway Plains Associates). Extension to meet precedent conditions for lot line revision to divide 41 acre residential lot in half and append 10 acres to house lot at 14 Deerfield Court. Case # 222-62 & 67-R2-11 **EXTENSION**
 - B. **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**
 - VIII. **Continued Applications:**
 - A. **Fownes Mill Development**, Gagne Street (by Norway Plains Associates). Amendment to approved project to allow for 80 elderly housing units in lieu of the 51 standard units in the mill-style building. Case # 121-32, 32-1 & 37-B1-05
Public Hearing AMENDMENT

(over)

- B. **Rochesterdom, LLC, 300 North Main Street** (by Norway Plains Associates). Site plan for renovation of former Tri-City Transmission into a 3 tenant commercial building with Dominoes Pizza, frozen yogurt store, and one tenant to be determined. Case # 115-39-B2-11 **Public Hearing FINAL ACTION**
- C. **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 closed) **AMENDMENT**
- IX. **New project. Road layout and lot line adjustment for expansion of Granite State Business Park**, presented by Karen Pollard, Economic Development Manager **DISCUSSION**
- X. **Review of Surety & Inspection Information**, discussion with Kenn Ortmann, Planning Director **DISCUSSION**
- XI. **Final draft of proposed new Site Plan Regulations** **DISCUSSION**
- XII. **Other Business**
- XIII. **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