



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
Mark Sullivan
Dave Walker, *Councilor*
James Gray, *Alternate*

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, January 23, 2012 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 , including public input on the Comprehensive Rezoning**
 - B. **Discussion of general planning issues**
 - VI. **Recognition of John David Meader for his years of service to the Rochester Planning Board**
 - VII. **Approval of minutes for January 9, 2012**
 - VIII. **Old Projects - Extension and Amendment:**
 - A. **Patricia T. Rocheleau, 11 Magic Avenue (by Norway Plains Associates)**
Extension to meet precedent conditions for approved 2 lot subdivision. Case # 103-18-R2-11 **EXTENSION**
 - B. **Public Service Company of NH, 103 Walnut Street (by T.F. Moran, Inc.).**
Amendment to approved site plan for expansion of existing substation plus conditional use. The approved Phase I expansion is going forward but the approved Phase II expansion will not. Changes in drainage and grading and other minor elements are being made to the site plan to accommodate the change. Case # 122-93-12-09 **Public Hearing AMENDMENT**
 - IX. **Continued Applications:**
 - A. **Granite State Business Park, City of Rochester, 41 Airport Drive.**
Continued application for Lot Line Revision and Road Layout for expansion of the Granite State Business Park. Case # 242-3&4, 5&6 - 12-11 **Public Hearing FINAL ACTION**

(over)

- B. [The Frisbie Foundation](#), **245 Rochester Hill Road**. Continued application for Site Plan to construct an 8,046 square foot medical office building at the existing Rochester Hill Family Practice site. The proposed medical office building will become the new location for Rochester Pediatrics. Case # 243-38-1-A-11 (*Public hearing is closed*) **FINAL ACTION**
- C. [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 **Public Hearing FINAL ACTION**
- X. **Comprehensive Rezoning (presentation by Kenn Ortmann, Planning Director)**
DISCUSSION
- XI. **Proposed Capital Improvements Program DISCUSSION**
- XII. **Proposed amendment to Subdivision Regulations regarding surety and general review of surety and inspection information DISCUSSION**
- XIII. **Other business**
- XIV. **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