



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
**31 Wakefield Street,**  
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**Board Members**  
Nel Sylvain, *Chair*  
Tim Fontneau, *Vice Chair*  
Derek Peters, *Secretary*  
Rick Healey  
Gloria Larochelle  
Stephen Martineau  
Mark Sullivan  
Dave Walker, *Councilor*  
James Gray, *Alternate*  
Gregory W. Jeanson, *Alternate*  
Matthew A. Kozinski, *Alternate*

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, February 6, 2012 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 for January 23, 2012
  - VI. Public input on Chapter 42 rezoning
  - VII. Project Applications:
    - A. [Donald Routhier and Rickey Cooper & Donald Routhier and Estate of Sharon Weeks, Salmon Falls Road](#) (by Holden Engineering). Two lot line revisions to join portions of lots 227-37 and 227-38 with lot 227-35. Case # 227-35 & 37, 227-35 & 38 -A-12 **Public hearing FINAL ACTION**
    - B. [Colby Footwear, Inc., Don Silberstein, 15-25 Oak Street](#) (by Norway Plains Associates). Site plan for a 76,550 square foot two-story addition to an existing 30,372 square foot warehouse building. Case #138-79&80-B2-R2-12 **Public hearing DISCUSSION**
    - C. [Paul and Sue Normand, 70 Betts Road](#) (by Berry Surveying). Preliminary conceptual application for a four lot subdivision of a parcel onto a private road without frontage. Case #203-27-A-12 (not a public hearing) **CONCEPTUAL DISCUSSION**
    - D. [Amendment to approved Planned Unit Development \(PUD\) for the Villages at Clark Brook, Old Dover Road](#) (by Bedford Design Consultants). The proposal involves a change in the approved design and mix of uses. The 250

*(over)*

dwelling units (262 are approved) would include 35 single family lots, five 36-unit multifamily buildings, six duplex units, six live/work units, and 23 already developed lots in Little Quarry section. Case # 256-66-A/264-23-A-03. **Public hearing PUD AMENDMENT**

- VIII. **Public hearing on, and prospective adoption of, proposed amendments to the Subdivision Regulations.** Sections 6.7 and 6.8 - procedures regarding surety and inspection fees. **ADOPTION**
- IX. **Capital Improvements Program (CIP)** – Discussion with Melodie Esterberg, Public Works Commissioner and Peter Nourse, City Engineer **DISCUSSION**
- X. **Discussion of Chapter 42 rezoning DISCUSSION**
- XI. **Review of final draft of proposed amendments to the Site Plan Regulations** – reformatting and rewrite of development standards (Article III) **ENDORSEMENT**
- 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 provisions.