



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
**31 Wakefield Street,**  
**Rochester, New Hampshire 03867-1917**  
**(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*  
James Gray  
Rick Healey  
Gloria Larochelle  
Stephen Martineau  
Mark Sullivan  
Dave Walker, *Councilor*  
Gregory W. Jeanson, *Alternate*  
Matthew A. Kozinski, *Alternate*

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, March 5, 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. Public input on Chapter 42 rewrite
  - VI. Public hearing on proposed amendments to the Site Plan Regulations: overhaul of the development standards and reformatting of regulations
  - VII. Continued Applications/Extension:
    - A. Paul and Sue Normand, 70 Betts Road (by Berry Surveying). Preliminary (design review) Four lot subdivision of a parcel on a private road without frontage on a City street. Case #203-27-A-12 **Public hearing PRELIMINARY**
    - B. Colby Footwear, Inc., Don Silberstein, 15-25 Oak Street (by Norway Plains Associates). Site plan for a 69,142 square foot two-story addition to an existing 30,372 square foot warehouse building. Case #138-79&80-B2-R2-12 **Public hearing FORMAL (NOT ACCEPTED YET)**
    - C. Rochester Self Storage, 1 Winter Street (by Norway Plains Associates) Extension to meet precedent conditions on approved site plan. Case # 120-295-13-11 **EXTENSION**

*(over)*

## VIII. New Applications:

- A. [Associates in Family Dentistry/Leslie Feliciano](#), 18 Gonic Road (by Norway Plains Associates) Site plan for a 2,400 square foot 2- story addition to an existing 4,000 square foot 2-story office building. Case # 131-5-B2-12. **Public hearing ACCEPTANCE**
  
- B. [Thompson Center Investment Castings/Mike Haley](#), 41 Old Dover Road (by Berry Surveying and Engineering). Site plan for an 18,270 square foot addition to an existing 16,413 square foot building, including parking and associated improvements. Case # 132-37-13-12 **Public hearing FORMAL (NOT ACCEPTED YET)**

## IX. Review of draft Capital Improvements Program (CIP)

## X. Standard operating procedures for the Planning Board

## XI. Discussion of Chapter 42 rewrite

## 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