



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
**31 Wakefield Street,**  
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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*  
Gloria Larochelle, *Secretary*  
James Gray  
Rick Healey  
Stephen Martineau  
Derek Peters  
Mark Sullivan  
Dave Walker, *Councilor*  
Robert Jaffin, *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, March 19, 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
    - B. Discussion of general planning issues
  - VI. Approval of minutes for:
    - A. February 27, 2012
    - B. March 5, 2012
  - VII. Consent Agenda:
    - A. Golick's Dairy Bar/Alan Golick and Lisa Thompson, 4 Gonic Road.  
Change of use for an ice cream bar and office space in the former location of Rochester Stove Shop. Case # 132-45-B2-12 **Public hearing**  
**POSTPONEMENT**
    - 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** **POSTPONEMENT**
    - C. 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**  
**POSTPONEMENT**

*(over)*

**VIII. Continued Application:**

**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 closed)*  
**FINAL ACTION**

**IX. Review of draft Capital Improvements Program (CIP) RECOMMENDATION**

**X. Overhaul of Site Plan Regulations ADOPTION**

**XI. Standard operating procedures for the Planning Board ENDORSEMENT**

**XII. Review of Surety & Inspection Information REVIEW**

**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