



PLANNING & DEVELOPMENT DEPARTMENT
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

Board Members
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Tim Fontneau, *Vice Chair*
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James Gray
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Derek Peters
Mark Sullivan
Dave Walker, *Councilor*
Robert Jaffin, *Alternate*
Gregory W. Jeanson, *Alternate*
Matthew A. Kozinski, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, April 2, 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:
 - A. March 12, 2012
 - B. March 19, 2012
 - VI. Continued Applications:
 - A. [Thompson Center Investment Castings/Mike Haley, 41 Old Dover Road](#) (by Berry Surveying and Engineering). Site plan for an industrial use with 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 FINAL ACTION**
 - B. [Paul and Sue Normand, 70 Betts Road](#) (by Berry Surveying). Three lot subdivision of a parcel on a private road without frontage on a City street. Case #203-27-A-12 **Public hearing FINAL ACTION**
 - C. [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 ACCEPTANCE**

(over)

VII. **New Applications:**

- A. **Cumberland Farms, Inc., 299 North Main Street** (by MHF Design Consultants). RLP realty, Inc. and VSH realty, Inc. Lot line revision adding land to the Cumberland Farms parcel. Case # 115-40 & 41-B2-2012 **Public hearing FINAL ACTION**
- B. **Rochester Shopping Center, 160 Washington Street** (by Vanasse Hangen Brustlin, Inc.) Amendment to the approved site plan to: a) eliminate the 5,500 square foot “Restaurant B” building, and replace it with a 12,500 square foot retail building, b) remove the 400 square foot ATM facility, and c) provide blanket approval for range of permitted uses on the site if located within approved buildings. Case # 130-38 & 246-21-B2/R2-12 **Public hearing AMENDMENT**
- C. **Chamberlain Investments, Anderson Lane** (by Jones and Beach Engineers). Amendment to approved 47 lot subdivision regarding recreation facilities, clarifications about street trees, and questions regarding surety. Case #118-51 & 119-100-A-12 **Public hearing AMENDMENT**
- D. **Gooze Family Revocable Trust of 2011/53 Deerwood Hollow, LLC, 21 Gonic Road** (by Norway Plains Associates). Site plan for change of use from medical office to retail sales, with associated site improvements. Case # 137-38-B2-12. **Public hearing FINAL ACTION**
- E. **Golick’s Dairy Bar, 17 Sawyer Avenue and South Main Street** (by Norway Plains Associates) Site plan application for change of use of house on Lot 125-86 to open a seasonal ice cream shop, with parking to be located on adjacent Lot 125-85 (Care Pharmacy). Case # 125-86 & 85-B2-12 **Public hearing FINAL ACTION**
- F. **Monarch School of New England, 61 Eastern Avenue** (by Norway Plains Associates. Preliminary (design review) Site plan application for a 1,200 square foot building addition, a 28 space parking lot expansion and a new play area with an access bridge. Case # 112-20-R1/R2-12 **Public hearing PRELIMINARY**
- G. **Snecma SAFRAN Group/Albany International, Airport Drive** (by Norway Plains Associates). Preliminary (design review) site plan application to construct a 343,312 square foot manufacturing facility on a 49 acre tract, including 378 parking spaces and extensive site improvements. Case # 242-6-12/A-12 **Public hearing PRELIMINARY**

(over)

VIII. Other Business

IX. 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