



**PLANNING & DEVELOPMENT DEPARTMENT**  
City Hall - Second Floor  
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Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**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*

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, April 16, 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. March 26, 2012 meeting
    - B. April 2, 2012 meeting
  - VII. Project Applications:
    - A. Timothy & Sally Fontneau, 1062 Salmon Falls Road. Extension to meet Precedent Conditions for two lot subdivision. Case # 241-9-A-11 **EXTENSION**
    - B. [Chamberlain Investments](#), Anderson Lane (by Jones and Beach Engineers). Amendment to approved 47 lot subdivision regarding: a) recreation facilities, b) clarifications about street trees, and c) questions regarding surety. Case #118-51 & 119-100-A-12 **Public hearing AMENDMENT**
    - 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 – closed*) **FINAL ACTION**

(over)

- D. **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**
- E. **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, and associated site improvements. Case # 132-45-B2-12 **Public hearing**  
**POSTPONEMENT OR WITHDRAWAL**
- F. **Snecma SAFRAN Group/Albany International, Airport Drive** (by Norway Plains Associates). 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, and lot line adjustment to remove new right of way from subject lot. Case # 242-6-12/A-12 **Public hearing**  
**ACCEPTANCE**

VIII. **Proposed rezoning of portions of two lots situated off Airport Drive, from Agricultural to Industry 2.** Map 242 - Lot 5 and Map 242 - Lot 6 are both owned by the City of Rochester. The Planning Board is currently reviewing a site plan (above) submitted by Snecma SAFRAN Group/Albany International for Map 242 – Lot 6.  
**RECOMMENDATION**

IX. **Review of Surety & Inspection Information**

X. **Other Business**

XI. **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