



**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)**

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission  
Arts & Culture 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, May 7, 2012 at 7:00 p.m. (Regular Meeting)**  
City Council Chambers  
31 Wakefield Street, Rochester, NH  
*\*see notes at end*

- 
- I. **Call to Order**
  - II. **Roll Call**
  - III. **Seating of Alternates**
  - IV. **Communications from the Chair**
  - V. **Approval of minutes:**
    - A. April 9, 2012 - Chapter 42 meeting
    - B. April 10, 2012 - Anderson Lane site walk
    - C. April 16, 2012 - Workshop
    - D. April 23, 2012 - Chapter 42 meeting
  - VI. **Consent Agenda:**
    - A. **St. Michael's Church 64 Pine Street.** (by Berry Surveying and Engineering)  
Extension for approved site plan for conversion of residence to a church and associated parking and improvements. Case # 121-139-R2-11 **EXTENSION**
    - B. **James J. Nyberg Revocable Trust, 120 Washington Street** (by Norway Plains Associates). Extension for approved site plan to convert an existing single family house to an orthodontist's office. Case # 123-65-B1-11  
**EXTENSION**
    - C. **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 26 space parking lot expansion and a new play area with an access bridge. Case # 112-20-R1/R2-12 **Public hearing**  
**POSTPONEMENT**

*(over)*

- D. [Thomas R. Abbott, 0 England Road.](#) Amendment to approved subdivision to remove condition relative to driveway location and permit applicant to work with the City Engineer to determine a suitable driveway location. Case # 263-11-A-12 **Public hearing** **AMENDMENT**

**VII. Continued Applications:**

- A. [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**
- B. [Golick's Dairy Bar/Alan Golick and Lisa Thompson 4 Gonic Road.](#) Site plan application for change of use for an ice cream shop in the former location of Rochester Stove Shop, and associated site improvements. Case # 132-45-B2-12 **Public hearing** **FINAL ACTION**
- C. [City of Rochester, Airport Drive](#) (by Norway Plains Associates). Lot line adjustment to accommodate site plan for Snecma Safran Group/Albany International (below). A portion of the lot for the site development will become part of the City's right of way, which will provide access to the site. Case # 242-6-12/A-12 **Public hearing** **FINAL ACTION**
- D. [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. Case # 242-6-12/A-12 **Public hearing** **FINAL ACTION**

**VIII. New Applications:**

- A. [Arthur R. Abbott Family Limited Partnership & Rochester Hill Trust, Richard S. Ciummi & Douglas E. Robie, Trustees, 82 Rochester Hill Road](#) (by Post Road Surveying and Norway Plains Associates). Lot Line Revision to convey 7,398.8 square feet from Lot 239-33 to Lot 239-34. Case # 239-33 & 34-R1-12 **Public hearing** **ACCEPTANCE**
- B. [Rochester Housing Authority, Magic Avenue](#) (by Civil Works) Preliminary (design review) site plan to reconfigure parking on Lot 19 (existing housing authority development) and construct a new parking area (12 spaces) on a vacant lot. No new dwelling units are involved. Case # 103-18-1 & 19R2-12 **Public hearing** **PRELIMINARY**

(over)

- C. [SUR Construction/Alan Crowell, 233 Chestnut Hill Road](#) (by Norway Plains Associates). Site plan application to create an additional 5.8 acre gravel area for storage of various construction related materials including concrete barriers, drain structures, water and sewer pipes, manhole structures, etc. 2.6 - acres of jurisdictional wetlands are proposed to be filled, with both on site and off site (on Brock Street) mitigation are proposed to compensate for the proposed impacts. Case # 209-24-A-12 **Public hearing ACCEPTANCE**
  
- D. [Adamian Construction and Development Corporation, Farmington Road](#) (by Norway Plains Associates) Two lot subdivision to create a 5.44 acre lot from the original 80 acre lot. Lot 208-1 is to be developed for a Tractor Supply Stor (see below). Case # 208-1-GRD-12 **Public hearing ACCEPTANCE**
  
- E. [Tractor Supply Company, Farmington Road](#) (by Norway Plains Associates) Preliminary (design review) site plan to construct a 19,097 square foot retail store with 15,000 square feet of outdoor display area and associated parking. Case # 208-1-2-GRD-12 **Public hearing PRELIMINARY**

## IX. 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