



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members
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Matthew A. Kozinski, *Alternate*

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, May 21, 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:**
 - A. **April 30, 2012 – Chapter 42 Rewrite**
 - B. **May 7, 2012 – Regular Meeting**
 - VII. **Consent Agenda:**
 - 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 (*The public hearing is closed.*) **FINAL ACTION****
 - B. **[Monarch School of New England, 61 Eastern Avenue](#) (by Norway Plains Associates). 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****
 - VIII. **Applications:**
 - A. **[Rochester Housing Authority Parking Lot, Magic Avenue](#) (by Civilworks, inc.). 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 & 19-R2-12 **Public hearing** **FINAL ACTION**

- B. **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**
- C. **City of Rochester, Airport Drive** (by Norway Plains Associates). Modification to earlier approved lot line adjustment to accommodate site plan for Snecma Safran Group/Albany International (below). The area to be contained within the City of Rochester right of way will be slightly larger. In addition, a separate, earlier lot line adjustment is to be nullified. Case # 242-6-12/A-12 **MODIFICATION**
- D. **Cluffy's Roadside Café, 7 Crane Drive.** New application - site plan application for a concession trailer in the Harley Davidson parking lot. Case #216-24-GRD-12. Christopher and Steve Clough, applicants. **Public hearing** **FINAL ACTION**
- E. **The Villages at Clark Brook Planned Unit Development (PUD) for the Villages at Clark Brook, Old Dover Road** (by Bedford Design Consultants). Amendment to approved PUD for a change in the approved design and mix of uses. The maximum of 262 dwelling units would include 23 single family lots within the separate Little Quarry subdivision, up to 50 new single family lots, 18 duplex units, 3 live work units, and up to 174 multifamily units in four multifamily buildings. Case # 256-66-A/264-23-A-03. **Public hearing** **PUD DISCUSSION**

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