



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

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Gregory W. Jeanson, *Alternate*
Matthew A. Kozinski, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, June 4, 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:**
 - A. May 14, 2012 Chapter 42 Rewrite
 - B. May 21, 2012 Workshop
 - VI. **Continued applications:**
 - A. **Anderson Lane Subdivision** (by Jones and Beach Engineers). Amendment to approved 47 lot subdivision on proposed amendments/clarifications to an approved 47 lot subdivision on Anderson Lane (off Franklin Street) to: a) remove from the plan a recreational area, basketball court, and footpath behind and alongside Lots 119-110-16 & 17, at the end of Collins Circle; b) use existing vegetation to meet the street tree requirement; and c) address surety issues. a) is submitted by Arcu Homes, Inc. and Angela Morgan. b) and c) are submitted by Bill Pierce, developer. **Public hearing AMENDMENT**
 - B. **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 (*The public hearing is closed*).
POSTPONEMENT

(over)

- C. [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 Store (see below). Case # 208-1-GRD-12 **Public hearing** **FINAL ACTION**
- D. [Tractor Supply Company](#), Farmington Road (by Norway Plains). Site plan for a 19,097 square foot retail store with 15,000 square feet of outdoor display area and parking. Case # 208-1-2-GRD-12 **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 232 dwelling units would include 23 single family lots within the separate Little Quarry subdivision, up to 44 new single family lots, 18 duplex units, 3 live work units, and up to 144 multifamily units in four multifamily buildings. Case # 256-66-A/264-23-A-03. **Public hearing** **AMENDMENT**

VI. New Applications:

- A. [Fairway Auto Sales](#), 72 Old Milton Road. Preliminary (design review) site plan for new automobile sales and service facility. Property owner/applicant - Blanchette/Hurley Realty, LLC/Michael Hurley. Case #215-50-B2/12-12 **Public hearing** **PRELIMINARY**
- B. [Pipe Dreams Fabrication / John Branscombe II](#), 2 Old Dover Road. Site plan for change of use from storage to metal fabrication and welding shop and associated site improvements. Case # 132-16-B2-12 **Public hearing** **ACCEPTANCE**

VII. Other Business

Discussion on Great bay Community College request for review at 5 Milton Road Suites 30-32. Tax Map 222 Lot 94 Zoned I-3

VIII. 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