



PLANNING & DEVELOPMENT DEPARTMENT
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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, July 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) June 11, 2012 Chapter 42 Meeting
 - B) June 18, 2012 Workshop Meeting
 - VI. **New Applications:**
 - A. **Cumberland Farms, Inc. 299 North Main Street** (by MHF Design Consultants, Site Plan for retail motor fuel outlet which includes a 4,503 sq. ft. convenience store and fueling dispensers (8 fueling positions) and an overhead canopy. Existing structures to be demolished. Case # 115-41-B2-12 **Public Hearing**
 - B. **Pumpkin Patch Daycare, LLC, 71 Flagg Road.** Conversion of existing single family home to a daycare center. Case # 261-114-A-12 **Public Hearing Final Action**
 - VII. **Chamberlain Investment Properties, Anderson Lane Subdivision (by Jones and Beach Engineers)** Discussion on remaining issues regarding surety and project completion Case # 118-51 & 119-100-A-04
 - VIII. **Other Business**
 - IX. **Adjournment**

(over)

***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