



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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 6, 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 July 16, 2012 and July 30, 2012**
 - VI. **Continued 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**
 - VII. **New Applications:**
 - A. **Frederick E. & Arlene F. Harrington, & Jefferson M. & Christine Harrington, 215-221 Salmon Falls Road** (by Norway Plains Associates) LLR to provide for a more appropriate setback to the existing home on Lot 5-1 Case # 211-5 and 5-2 -A-12
 - B. **Sakuntala, LLC / Newport Computers - Innovation & Airport Drive, 48 Airport Drive** (by Norway Plains Associates) LLR to propose a 45,438 sf. Manufacturing facility to be constructed in two (2) phases. Phase 1 will include 30,438 sf. As well as appurtenant parking and loading areas. Phase 2 will entail a 15,000 sf. Addition. Case # 242-1-12-12
 - C. **Jeffrey & Catherine Taylor & Robert & Sharon Oxx, 614 Salmon Falls Road** (by Norway Plains Associates) LLR to alter the common boundary between the two lots to coincide with an existing fence. Case # 224-9 & 10-A1-12

(over)

VIII. **Chamberlain Investment Properties, Anderson Lane Subdivision** (by Jones and Beach Engineers) Discussion on whether to pull surety in order to complete the work that needs to be done for the subdivision. Case # 118-51 &119-100-A-04

IX. **Other Business**

A. Clarification of water fund payment condition of approval regarding Clark Brook

B. Status of construction inspector job hiring process

C. Dominos development project update

X. **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