



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

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*

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, September 10, 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 for

A. August 20, 2012 (workshop)

B. August 24, 2012 – Chapter 42

VII. Continued Applications / Extensions:

Rochester Self Storage, 1 Winter Street (by Norway Plains Associates)
Extension to meet precedent conditions on approved site plan.
Case # 120-295-13-11 **EXTENSION**

Care Pharmacy/Home Health Care Store - Frank Cassidy, South Main Street & Linden Street (by Norway Plains Associates). Preliminary site plan to put in a pharmacy (with drive-thru) and home healthcare store utilizing an existing building on lots 8 & 9 Case # 125-8 & 9-B2-12 ***Public Hearing, PRELIMINARY***

VIII. New Applications:

NH Bureau of Turnpikes, c/o HNTB Corp. / Paul Danforth / Louise J. Brown – 121 Chestnut Hill Road (by Norway Plains Associates) Minor Subdivision for a 2-lot subdivision. The NHDOT-Bureau of Turnpikes plans to purchase the proposed new lot for construction of a future maintenance garage.
Case# 216-81-A-12 **Public Hearing**

(over)

[Martin & Linda Ferwerda – 29 Lupine Lane](#) (by Norway Plains Associated) LLR revise the area of Lot 81 from its present size of 34.39 acres to 3 acres. The remaining area of Lot 81 will be combined with Lot 240-82. Case# 240-81&82-R1-12 **Public Hearing, FINAL ACTION**

[City of Rochester 48 Airport Drive](#) (by Norway Plains Associates) LLR to clearly define Lot 242-1 which is to be conveyed to Sakuntala LLC for the construction of a 45,00 s.f. industrial building. Case # 242-1&4-12-12 **Public Hearing, FINAL ACTION**

[State of New Hampshire / Ronald Grandmason – Washington Street](#) (By Jacobs Engineering) Site Plan to construct a Park and Ride facility with approximately 200 spaces and a concrete area for passengers to access the transit buses. Case # 237 – 6 & 6-2 –R1 – 12 **Public Hearing**

IX. Other Business

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