



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*
Derek Peters, *Secretary*
James Gray
Rick Healey
Matthew A. Kozinski
Stephen Martineau
Mark Sullivan
Dave Walker, *Councilor*
Robert Jaffin, *Alternate*
Gregory W. Jeanson, *Alternate*

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, December 3, 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. **November 19, 2012**
 - B. **November 26, 2012**
 - VII. **Extension / Continued Applications:**
 - A. **[Adamian Construction and Development Corporation](#), **Farmington Road** (by Norway Plains Associates) Extension to approved 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**
 - B. **[Tractor Supply Company](#), **Farmington Road** (by Norway Plains). Extension for approved 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**
 - C. **[Fairway Auto Sales](#), **72 Old Milton Road**. (by Norway Plains Associates) 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****

(over)

VIII. New Applications:

- A. [The Villages at Clark Brook Planned Unit Development \(PUD\) for the Villages at Clark Brook, Old Dover Road](#) (by Bedford Design Consultants). Major subdivision and Site plan. PUD amendment plans include 9 duplex lots, 3 live/work lots, 144 apartments in four buildings, and 47 single family lots. Case # 256-66-A/264-23-PUD-12. **Public hearing**
- B. [Brian & Mary Ellen Riley, 16-18 Snow Street](#) Lot line revision to add land from lot 26 to lot 26-1 to eliminate encroachment. Case # 122-26&261-R1-12 **Public hearing**
- C. [Steven & Suzanne Pina & Steven & Joan Noel, 971 & 981 Salmon Falls Road](#) (By Pohopek Land Surveying) Lot line revision to eliminate lot 241-26. 40 ft. to be added to lot 240-26 and 80 ft. to be added to lot 241-25. Case # 241-26-A-12 **Public hearing**

IX. Discussion of CIP

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