



**PLANNING & DEVELOPMENT DEPARTMENT**  
City Hall - Second Floor  
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**Board Members**  
Nel Sylvain, *Chair*  
Tim Fontneau, *Vice Chair*  
Derek Peters, *Secretary*  
James Gray  
Rick Healey  
Matthew Kozinski  
Mark Sullivan  
Dave Walker, *Councilor*  
Robert Jaffin, *Alternate*  
Gregory Jeanson, *Alternate*

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**\*\*\*CANCELED\*\*\***

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, January 28, 2012 at 7:00 p.m. (Workshop 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
    - A. Presentation of Certificate of Appreciation to Stephen Martineau
  - V. Opening Discussion/Comments (up to 30 minutes)
    - A. Public comment
    - B. Discussion of general planning issues
  - VI. Approval of minutes for
    - A. January 7, 2013
    - B. January 14, 2013
  - IX. Extensions / Continued Applications:
    - A. [Cumberland Farms, Inc. 299 North Main Street](#) (by MHF Design Consultants) Application for extension to approved 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  
**EXTENSION**
    - B. [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**

(OVER)

**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**

**X. Review of Chapter 42 Rezoning—Public Input**

**XI. Annual Meeting:**

- A. Election of Officers
- B. Review of 2012
- C. Plans for 2013

**XII. Other Business**

**XIII. 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.