



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

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

Board Members
Nel Sylvain, *Chair*
Derek Peters, *Vice Chair*
Gregory Jeanson, *Secretary*
Tim Fontneau
James Gray
Rick Healey
Matthew Kozinski
Mark Sullivan
Dave Walker
Robert Jaffin, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, May 6, 2013 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. **Chapter 42 Public Input**
- VI. **Approval of minutes for:**
 - A. **April 15, 2013**
- VII. **Surety Discussion with William Goldstein**
 - A. **Increase surety for Trinity Circle**
 - B. **Extending the Letter of Credit for Heritage Street**
- VIII. **Green Infrastructure Discussion – Storm Water Management**
- IX. **Continued Applications:**
 - A. **Presidential Estates, Fillmore Boulevard** (by Keach Nordstrom Associates)
Residential site plan application for phase II of the Highfield Commons development to permit the first 16 residential townhouse units. Case # 237-8-1-PUD-13 **Public Hearing**
 - B. **Sensible Self Storage, LLC, 201 Highland Street** (by Norway Plains Associates) Site plan application for a two phased project consisting of six(6) storage buildings in the first phase and five(5) storage buildings in the second phase. Case # 106-3-A-13 **Public Hearing PRELIMINARY**

(Over)

X. New Applications:

A. [O'Keefe Martin Auctions Partnership](#), 85 Milton Road (by Norway Plains Associates) Site plan application for demolish the existing 4,450 sq ft retail store and replace it with a new 7,800 sq ft store and to construct a 6,500 sq ft, 200-seat auction hall. **Public Hearing PRELIMINARY**

B. [The Rubber Group](#), 22 Nadeau Drive (by Norway Plains Associates) Site plan application for reconfiguration and reconstruction of the existing parking lot to create 71 new spaces. Case# 141 – 30 – I2 – 13
Public Hearing POSTPONEMENT

C. [Waste Management of NH, Inc.](#), 30 Rochester Neck Road (by Sanborn, Head & Associates, Inc.) Excavation application for borrow areas to be developed to support on-site construction and operations activities.
Public Hearing APPROVAL

D. [Steve's Ice Cream](#), 190 Charles Street (by Stephen Dumont) Site plan application for a seasonal ice cream shop. Case# 132 – 43 – B2 – 13
Public Hearing APPROVAL

XI. Review changes made to Chapter 42

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).

Department if you 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 have questions or comments about these or any related matters or if you have a disability requiring special provision