



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall - Second Floor**  
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**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*

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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, July 1, 2013 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. Chapter 42 Public Input (*Up to 30 Minutes*)
  - VI. Approval of minutes for June 17, 2013
  - VII. Extensions/Continued Applications:
    - A. [The Villages at Clark Brook Planned Unit Development \(PUD\) for the Villages at Clark Brook, Old Dover Road](#) (by Bedford Design Consultants). Request for an extension to an approved 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. **EXTENSION**
    - B. [Jeffrey & Catherine Taylor & Robert & Sharon Oxx, 614 Salmon Falls Road](#) (by Norway Plains Associates) Request for an extension to an approved LLR to alter the common boundary between the two lots to coincide with and existing fence. Case # 224-9 & 10-A-12 **EXTENSION**
    - C. [Timothy & Sally Fontneau, 1062 Salmon Falls Road](#). Request for an extension to meet Precedent Conditions for two lot subdivision. Case # 241-9-A-11 **EXTENSION**
    - D. [Monarch School of New England, 61 Eastern Avenue](#). Request for an extension to an approved site plan application for a 1,200 square foot building addition, a 28 space parking lot expansion and a new play area with an access bridge. Case # 112-20-R1/R2-12 **EXTENSION**

(over)

- E. [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 ACCEPTANCE**
- F. [17 Glenwood Avenue, LLC, 17 Glenwood Avenue](#) (by Norway Plains Associates) Subdivision and site plan construct 24 additional elderly housing units on the property once it is subdivided into two lots. Case # 117 – 3 – R2 - 13 **Public Hearing APPROVAL of Subdivision PRELIMINARY Site Plan**
- G. [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 ACCEPTANCE & APPROVAL**
- H. [Village at Norway Plains, Norway Plains Road](#) (by NP Rochester Associates) Amendment to the approved subdivision application to make changes to the curb construction, sidewalk construction, on site recreation requirement, and phasing schedule. Case # 215 – 8-13 – R2 – 13 **Public Hearing AMENDMENT**

## VIII. Review of Chapter 42

## 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