**PLANNING & DEVELOPMENT DEPARTMENT**

***Board Members***

Nel Sylvain, *Chair*

Dave Walker, *Vice Chair*

Matthew Kozinski, *Secretary*

Tim Fontneau

Rick Healey

Robert Jaffin

Robert May

Mark Sullivan

Thomas Willis, Jr.

James Gray, Alternate

Deborah Shigo, Alternate

**City Hall - Second Floor**

**31 Wakefield Street,**

**Rochester, New Hampshire 03867-1917**

**(603) 335-1338 - Fax (603) 335-7585**

**Web Site:** [**www.rochesternh.net**](http://www.rochesternh.net/)

**Planning and Development**

**Conservation Commission**

**Historic District Commission**

**Arts and Culture Commission**

# AGENDA

**CITY OF ROCHESTER PLANNING BOARD**

**Monday, January 9, 2017 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

#### Approval of minutes for December 19, 2016

**VII. New Applications:**

**A. Farmington Associates, LLC, 60,68,76 Farmington Road** (by Tighe & Bond) Amendment to an approve site plan Case# 216 – 8,9,10 – GRD – 17 **Public Hearing *AMENDMENT***

**VI. Extension/Continued Applications:**

**A. Stephen Brochu, 25 Stephens Drive** (by Fox Survey Company) Extension request for an approve subdivision. Case# 236 – 44 – A – 16 ***EXTENSTION***

**B.** [**Harold & Dorothy Caler & Real Estate Advisors Inc., 151 Franklin Street & 24 Jeremiah Lane**](http://www.rochesternh.net/planning-board/files/2016-llr-calerreal-estate-advisors-application-pkg)(by Berry Surveying & Engineering) Lot line revision.

Case # 111&223 – 83&21 – R1 – 16 **Public Hearing *CONDITIONAL APPROVAL\****

**C.** [**Anna Fazekas Rev Trust & Ervin Fazekas Rev Trust, Flat Rock Bridge Road**](http://www.rochesternh.net/planning-board/files/2016-site-plan-fazekas-revised-plan-1)(by Berry Surveying & Engineering) Site plan to construct 16 duplex units.

Case# 210 – 64 – HC/R1 – 16 **Public Hearing**

**D.** [**SDJ Development of Rochester, LLC, 183 Washington Street**](http://www.rochesternh.net/planning-board/files/2016-site-plan-183-washington-street-llc-amendment)(by Hillside Design Group) Amendment to the Master Plan for Highfield Commons PUD.

Case# 237 – 8-1 – PUD – 16 **Public Hearing *AMENDMENT\****

**E.** [**Cramer Family Trust & Patricia Woodward Trust, 156 Old Dover Road & Laura Lane**](http://www.rochesternh.net/planning-board/files/2016-llr-cramerwoodward-application-pkg)(by Tritech Engineering Corp.) Lot line revision.

Case# 140&253 – 73,23&24 – R1 – 16 **Public Hearing *FINAL ACTION\* (OVER)***

**VIII. Other Business**

**A. Impact Fee – Discussion**

**IX. 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