**PLANNING & DEVELOPMENT DEPARTMENT**

**Board Members**

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Robert Jaffin

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Jeremy Hutchinson, Alternate

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**Planning and Development**

**Conservation Commission**

**Historic District Commission**

**Arts and Culture Commission**

# AGENDA

**CITY OF ROCHESTER PLANNING BOARD**

**Monday, April 3, 2017 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. Approval of minutes for March 20, 2017

**VI. Continued/Postponed Applications:**

**A.** [**Real Estate Advisors Inc., 24 Jeremiah Lane**](http://www.rochesternh.net/planning-board/files/2017-subdivision-real-estate-advisors-revised-plans)(by Berry Surveying & Engineering) 53-Lot subdivision for single and duplex housing. Case # 223 – 21 – A – 16

**Public Hearing**

**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**

**C.** [**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Case# 140&253 – 73,23&24 – R1 – 16 **Public Hearing *WITHDRAWN***

**D.** [**Makris R.E. Development, LLC, Chesley Hill Road & Donald Street**](http://www.rochesternh.net/sites/rochesternh/files/uploads/137-910-r1-17-_makris_development_-_chesley_hill_donald_st.pdf)(by Beals Associates) 51-Lot subdivision. Case# 137 – 9&10 – R1 – 17 **Public Hearing**

**E.** [**Makris R.E. Development, LLC, Chesley Hill Road & Donald Street**](http://www.rochesternh.net/sites/rochesternh/files/uploads/137-910-r1-17_-_makris_re_development_llc_-_chesley_hill_donald_st.-llr.pdf)(by Beals Associates) Lot line revision. Case# 137 – 9&10 – R1 – 17 **Public Hearing**

**VII. New Applications:**

**A.** [**Sister Mary Agnes, 19 Grant Street**](http://www.rochesternh.net/sites/rochesternh/files/uploads/125-125-r2-17_-_st._charles_school_-_19_grant_st.pdf)Conditional use permit to allow a school. Case# 125 – 125 – R2 – 17 **Public Hearing *FINAL ACTION\****

***(Over)***

**B.** [**Leperle Family Trust, Michael Garland & Ellen McDonald, 44 & 52 Haven Hill Road**](http://www.rochesternh.net/sites/rochesternh/files/uploads/255-2424-1-a-17_-_laperle_garland-mcdonald_-_4452_haven_hill_rd.pdf)(by Norway Plains Associates) Lot line revision. Case# 255 – 24&24-1 – A – 17 **Public Hearing *FINAL ACTION\****

**C.** [**LaPerle Family Trust, 52 Haven Hill Road**](http://www.rochesternh.net/sites/rochesternh/files/uploads/255-24-1-a-17_-_laperle_family_rev._trust_-_haven_hill_rd.pdf)(by Norway Plains Associates) 10-Lot subdivision. Case# 255 – 24-1 – A – 17 **Public Hearing *FINAL ACTION\****

**D.** [**Dr. David Pak, 248 North Main Street**](http://www.rochesternh.net/sites/rochesternh/files/uploads/115-19-r1-17_-_dr._pak_-_248_no_main_st.pdf)(by Norway Plains Associates) Site plan to construct 2,868 sq. ft. dental/medical office building. Case# 115 – 19 – R1 – 17 **Public Hearing *FINAL ACTION\****

**E.** [**WCS Development, LLC, 56 Whitehouse Road**](http://www.rochesternh.net/sites/rochesternh/files/uploads/256-10-a-16_-_wcs_development_-_56_whitehouse_rd._-_amendment.pdf)(by Tritech Engineering Corp.) Amendment to an approved subdivision to allow overhead utilities.

Case# 256 – 10 – A – 16 **Public Hearing *AMENDMENT***

**VIII. Other Business**

**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