



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

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*
Jeremy Hutchinson, *Alternate*
Kyle Starkweather, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, May 1, 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 April 17, 2017
 - VI. Continued/Postponed Applications:
 - A. [David Thayer, 22 Farmington Road](#) (by Berry Surveying & Engineering) Request for an extension to meet precedent conditions for an approved lot line revision and site plan. Case# 216 – 2&3 – GRD – 16 **EXTENSION***
 - B. [Makris R.E. Development, LLC, Chesley Hill Road & Donald Street](#) (by Beals Associates) 51-Lot subdivision. Case# 137 – 9&10 – R1 – 17 **Public Hearing**
 - C. [Makris R.E. Development, LLC, Chesley Hill Road & Donald Street](#) (by Beals Associates) Lot line revision. Case# 137 – 9&10 – R1 – 17 **Public Hearing**
 - D. [LaPerle Family Trust, 52 Haven Hill Road](#) (by Norway Plains Associates) 11-Lot subdivision. Case# 255 – 24-1 – A – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - VII. New Applications:
 - A. [Sally York & Andrea Smith, 101 Rochester Hill Road & 2 Nola Avenue](#) (by Stonewall Surveying) Lot line revision. Case# 134 – 47&47-1 – R1 – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - B. [Robert & Judith Gustafson, 136 & 140 Ten Rod Road](#) (by Norway Plains Associates) Lot line revision. Case# 217 – 1&3 – A – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***

(Over)

C. [Richard Townsend, Jr., 30 Emerson Avenue](#) (by Geometres Blue Hills, LLC) Lot line revision. Case# 131 – 58&57-1 – R2 – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***

D. [CPJ Properties, LLC, 0 Milton Road](#) (by Berry Surveying & Engineering) Site plan for a junk yard and to construct a 45' x 70' warehouse. Case# 205 – 134 – HC – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***

E. [Metivier Family Trust, 685 Salmon Falls Road](#) (by Beals Assoc.) 40-Lot subdivision. Case# 224 – 310 – A – 17 **Public Hearing PRELIMINARY**

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