



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 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*
A. Terese Dwyer, *Alternate*
Jeremy Hutchinson, *Alternate*
Kyle Starkweather, *Alternate*

AGENDA

CITY OF ROCHESTER PLANNING BOARD
Monday, August 7, 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 July 10, 2017**
 - VI. **Continued/Postponed Applications:**
 - A. **[Makris R.E. Development, LLC, Chesley Hill Road & Donald Street](#)** (by Beals Associates) 51-Lot subdivision. Case# 137 – 9&10 – R1 – 17 **Public Hearing**
 - B. **[Makris R.E. Development, LLC, Chesley Hill Road & Donald Street](#)** (by Beals Associates) Lot line revision. Case# 137 – 9&10 – R1 – 17 **Public Hearing**
 - C. **[Real Estate Advisors Inc., 24 Jeremiah Lane](#)** (by Berry Surveying & Engineering) 53-Lot subdivision for single and duplex housing. Case # 223 – 21 – A – 16 **Public Hearing CONTINUANCE TO 9/11/2017**
 - D. **[Harold & Dorothy Caler & Real Estate Advisors Inc., 151 Franklin Street & 24 Jeremiah Lane](#)** (by Berry Surveying & Engineering) Lot line revision. Case # 111&223 – 83&21 – R1 – 16 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - E. **[Lois Erickson & Real Estate Advisors Inc., 603 Portland Street & 24 Jeremiah Lane](#)** (by Berry Surveying & Engineering) Lot line revision. Case# 223 – 18&21 – R1/A – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - VII. **New Applications:**
 - A. **[Edward Duclus, 54 Allen Street](#)** Amendment to allow an indoor skateboard facility. Case # 117 – 2-11 – I – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***

(Over)

B. John & Cheryl Huckins, 60 Huckins Lane 2-Lot subdivision.
Case# 261 – 3-1 – A – 17 **Public Hearing *ACCEPTANCE/FINAL ACTION****

C. McDonald's USA, LLC, 291 North Main Street (by Bohler Engineering) Site plan for proposed side-by-side drive-thru, upgrades to the building façade, and changes to parking. Case# 115 – 42 – HC – 17 **Public Hearing *ACCEPTANCE/FINAL ACTION****

D. Farmington Associates, LLC, 60 Farmington Road (by Tighe & Bond) Amendment to reduce the footprint of proposed structures, wetland impacts, and increase infiltration of stormwater. Case# 216 – 8,9,10 – GRD – 17 **Public Hearing *ACCEPTANCE***

VIII. Requests for Zoning Changes by REDC and possible amendment to the Granite Ridge District

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.