



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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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
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, September 11, 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 August 21, 2017
 - VI. Extensions/New Applications:
 - A. [Anna Fazekas Rev Trust & Ervin Fazekas Rev Trust, Flat Rock Bridge Road](#) (by Berry Surveying & Engineering) Extension request to an approved site plan. Case# 210 – 64 – HC/R1 – 16 **EXTENSION**
 - B. [Larry Boire, 301 Washington Street](#) Conditional Use Permit for wetland crossing. Case# 247 – 22 – A – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - C. [Abiquiu, LLC, 664 Columbus Avenue](#) Conditional use permit to allow a yoga studio. Case# 132 – 15 – NMU – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - D. [LAARS Heating Systems Co., 20 Industrial Way](#) (by CLD Consulting Engineers Inc.) Conditional use permit for wetland buffer. Case# 230 – 19 – I – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - E. [RIGZ Enterprises, LLC, 17 Signal Street](#) (by CLD /Fuss & O'Neill) Site plan to construct a 1,000 SF building addition. Case# 120 – 19 – DC – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - F. [Fidae Azouri & Suzie Fakhoury, 172 Milton Road](#) (by Berry Surveying & Engineering) 2-Lot subdivision. Case# 205 – 127 – HC – 17 **Public Hearing ACCEPTANCE/FINAL ACTION***

(Over)

G. Casaccio RE Holdings, LLC, 48 & 58 Farmington Road (by Berry Surveying & Engineering) Design review for a 10,000 SF expansion. Case# 216 – 6&7 – GRD – 17
Public Hearing PRELIMINARY

VII. Continued Applications:

A. 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

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**

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