



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*
A. Terese Dwyer
Tim Fontneau
Robert May
Kyle Starkweather
Mark Sullivan
Joyce Bruckner, *Alternate*
Mark Collopy, *Alternate*
James Gray, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, January 8, 2018 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:**
 - A. **December 4, 2017 Regular Meeting**
 - B. **December 9, 2017 Site Walk**
 - VI. **New Applications:**
 - A. **[City of Rochester, 140 Wakefield Street](#)** (by Hayner-Swanson, Inc.) Site plan for an addition to the R.W. Creteau Technology Center. Case# 113 – 17 – R2 – 18
 - B. **[Brock Properties, LLC, 4 Ten Rod Road](#)** (by Norway Plains Associates) Site plan to install an outdoor storage rack system and increase pavement. Case# 115 – 32,33,36 – HC – 18 **Public Hearing *APPROVAL/FINAL ACTION****
 - C. **[Rochester Housing Authority, 165 Charles Street](#)** (by Norway Plains Associates) Site plan to convert existing office building to 8-unit apartment and two office space building. Case# 128 – 221 – NMU – 18 **Public Hearing *APPROVAL/FINAL ACTION****
 - D. **[J & L Terra Holdings, Inc., 685 Salmon Falls Road](#)** (by Beals Associates) 33-Lot subdivision. Case# 224 – 310 – A – 18 **Public Hearing**
 - VII. **Other Business – Discussion and recommendation to City Council on Request to Extinguish Easement and Zoning Ordinance Amendments**
 - A. **Request to Extinguish City Easement on 24 Stonewall Dr (223-11)**
 - B. **Increase density in Downtown Commercial District**

(Over)

C. Amend zoning map to change from Residential 2 District to Neighborhood Mixed Use along a portion of Wakefield Street

D. Discussion on Planning Board Representative to help complete water use restrictions to present to City Council

VIII. 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