



PLANNING & DEVELOPMENT DEPARTMENT  
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**Board Members**

Nel Sylvain, *Chair*  
Dave Walker, *Vice Chair*  
Matthew Kozinski, *Secretary*  
Mark Collopy  
A. Terese Dwyer  
Tim Fontneau  
Donald Hamann  
Robert May  
Mark Sullivan  
Joyce Bruckner, *Alternate*  
James Gray, *Alternate*

Planning Board  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, February 4, 2019 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. January 7, 2019
    - B. January 28, 2019
  - VI. Consent Agenda:
    - A. [174 Milton Road, LLC, 174 Milton Road](#) Request for an extension to meet precedent conditions for an approved site plan to re-open a gas station. Case# 205 – 127-1 – HC – 18 **EXTENSION**
    - B. [Great Woods Subdivision Homeowners Assoc. & Kenneth & Tasha Wilson, 3 Laredo Lane](#) (by Norway Plains Assoc.) Lot line revision. Case# 224 – 321&324-21 – A/R1 – 19 **FINAL ACTION\***
    - C. [New Haul Properties, LLC, 14 Pink Street, Holly Park Ave. & Clayton Park Ave.](#) (by Norway Plains Assoc.) Lot line revision. Case# 113 – 34 & 222 – 4 – R2 – 19 **FINAL ACTION\***
  - VII. Continued Applications:
    - A. [Packy's Investment Properties, LLC, 46 Farmington Road](#) Site plan amendment to allow for a State Inspection Station. Case# 216 – 5 – GRD – 18 **Public Hearing ACCEPTANCE/FINAL ACTION\***

(Over)

## VIII. New Applications:

A. [Hope on Haven Hill, 38 Charles Street](#) (by Norway Plains Assoc.) Site plan for change of use to allow a recovery house (residential facility).

Case# 125 – 214 – R2 – 19 **Public Hearing ACCEPTANCE/FINAL ACTION\***

B. [Fielding's Oil Company, 72 Old Milton Road](#) (by Norway Plains Assoc.) Site plan to allow for an office and parking commercial fuel trucks. Case# 215 – 50 – HC – 19 **Public Hearing ACCEPTANCE/FINAL ACTION\***

C. [Northgate Investment Properties, LLC, 36 Farmington Road](#) (TF Moran) 3-Lot subdivision. Case# 216 – 4 – GRD – 18 **Public Hearing ACCEPTANCE/FINAL ACTION\***

D. [Waterstone Rochester, LLC, 92 Farmington Road](#) (by Tighe & Bond) 2-Lot subdivision (plus land to become City of Rochester Right-of Way). Case# 216 – 11&11-1 – GRD – 19 **Public Hearing ACCEPTANCE/FINAL ACTION\***

E. [Allen & Major Associates, Inc., 306 North Main Street](#) Site plan amendment to allow a change of use to a tire service facility and site layout changes.

Case# 114 – 1 – HC – 19 **Public Hearing ACCEPTANCE/FINAL ACTION\***

F. [CBDA Development, LLC, Athenian Drive](#) (by Bedford Design Consultants) Residential site plan to construct 14 condominium townhomes, two 30-unit apartment buildings and associated parking. Case# 256A – 66 – PUD – 19 **Public Hearing ACCEPTANCE/FINAL ACTION\***

## IX. Surety release for:

A. Brock Properties, LLC, Map 115 Lots 32, 33, and 36

B. Emerald Knight Properties, LLC, Map 115 Lot 19

## X. Other Business

## XI. 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