



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

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

Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, April 15, 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. Public Hearing for proposed Impact Fees
 - VI. Approval of minutes for
 - A. March 18, 2019
 - B. April 1, 2019
 - VII. New Applications:
 - A. [City of Rochester, 209 Chestnut Hill Road](#) (by Weston & Sampson) Site plan to construct a new municipal public works facility. Case# 209 – 31 – A – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - B. [M3 Development, LLC, 848 Portland Street](#) (by Berry Surveying & Engineering) 2-Lot subdivision. Case# 103 – 42 – R2 – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - C. [TSB Properties, LLC, 124 Milton Road](#) (by Berry Surveying & Engineering) Site plan and conditional use permit to construct six new self-storage units and one commercial unit. Case# 210 – 32 – HC – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - D. [Service Credit Union, 83 South Main Street](#) (by Norway Plains Assoc.) Site plan and conditional use permit to change a currently vacant restaurant to a bank with drive-thru. Case# 125 – 203 – DTC – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***

(Over)

VIII. Review of City Council questions for proposed downtown commercial density and development standards amendments in the Zoning Ordinance

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 8:30 a.m. to 4:30 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 changes 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.