



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
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Web Site: [www.rochesternh.net](http://www.rochesternh.net)

Planning Board  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, November 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. Plaque Dedication to Karl Morse
  - V. Communications from the Chair
  - VI. Approval of minutes for October 21, 2019
  - VII. Consent Agenda:
    - A. [R & J 90 North Main, LLC, 90 North Main Street](#) Request for an extension to an approved site plan to meet precedent conditions. Case # 121 – 17 – DTC – 19  
**EXTENSION**
    - B. [Groen Construction, 122 Meaderboro Road](#) Request for an extension to meet precedent conditions for an approved 2-lot subdivision. Case # 232 – 13 – A – 18  
**EXTENSION**
    - C. [Groen Construction, 122 Meaderboro Road](#) Request for an extension to meet precedent conditions for an approved 8-lot subdivision. Case # 232 – 13 – A – 18  
**EXTENSION**
  - VIII. New Applications:
    - A. [Thomas & Diane Aubert, 828 Portland Street](#) (by Berry Surveying & Engineering) 2-Lot subdivision and Conditional Use Permit. Case # 108 – 53 – R1 – 19 **Public Hearing ACCEPTANCE/FINAL ACTION\***
    - B. [Golden Oaks Development, LLC, Freedom Drive](#) (by Norway Plains Assoc.) 16-Lot subdivision. Case # 110 – 10, 10-2thru10-18 – R1 – 19 **Public Hearing DESIGN REVIEW**

(Over)

C. [Index Packaging, Inc., 91 Innovation Drive](#) (by Berry Surveying & Engineering)  
Site plan and Conditional Use Permit to construct a 130,933 s.f. light industrial building  
and an 85,750 s.f. warehouse. Case# 242 – 5 – I – 19 **Public Hearing FINAL  
ACTION\***

**IX. Other Business**

- A. Discussion on Kelmar Drainage Issues**
- B. Review and acceptance of 2020 meeting dates**
- C. Review and discuss Rules of Conduct**
- D. Expiring Member Terms**

**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