



Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, December 16, 2019 at 7:00 p.m. (Workshop 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. **Transportation Master Plan Public Hearing**
 - VI. **Opening Discussion/Comments (up to 30 minutes)**
 - A. **Public comment**
 - B. **Discussion of general planning issues**
 - VII. **Consent Agenda:**
 - A. **Thomas & Diane Aubert, 828 Portland Street & 18 Carole Court** (by Berry Surveying & Engineering) Lot line revision. Case # 108 – 53 & 54-4 – R1 – 19 **FINAL ACTION***
 - VIII. **New Applications:**
 - A. **R & J 90 North Main, LLC, 90 North Main Street** (by TF Moran) Amendment and Conditional Use Permit to construct an 884 s.f. addition. Case # 121 – 17 – DTC – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***
 - B. **NB & C for Eco-Site/T-Mobile, 144 Meaderboro Road** (by NB & C) Site plan and Conditional Use Permit to construct a telecommunication facility. Case # 232 – 16-3 – A – 19 **Public Hearing ACCEPTANCE/FINAL ACTION***

(Over)

IX. Continued Applications:

A. Real Estate Advisors, Inc., 24 Jeremiah Lane (by Berry Surveying & Engineering) Amendment to an approved subdivision to change road length, stormwater management and configuration of lots. Case # 223 – 21 – A – 19
Public Hearing *FINAL ACTION**

X. Approval of minutes for November 18, 2019

XI. Recommendation on the Downtown Zoning Amendment for First Floor Apartments

XII. Review of November 2019 Surety and Inspections

XIII. Other Business

A. Surety release request for Indian Ridge Townhouses, 66 Rochester Hill Road

B. Surety release request for Norway Plains Road (Miller Farm) Subdivision

C. Other

XIV. 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.