



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Web Site: www.rochesternh.net

Board Members

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

Planning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, April 20, 2020 at 7:00 p.m. (Regular Meeting)

ATTENTION: Due to the ongoing situation with COVID-19, the City of Rochester will be taking extra steps to allow for input during the public hearings while still ensuring participant safety and social distancing. Per Executive Order by Governor Sununu, scheduled gatherings of 10 or more people will be prohibited. Therefore, those wishing to share comment with the Planning Board are required to do so by email (crystal.galloway@rochesternh.net) or by leaving a voicemail (603-335-1338). You may also submit written comment to the Planning Department at 33 Wakefield Street, Rochester, NH 03867. All correspondence through the mail must be received by Thursday April 16, 2020. Voicemail must be received no later than 12:00 pm on said meeting date in order to be transcribed and Email correspondence should be received no later than 3:00 pm of said meeting date. All email, voicemail and written communications will be included with the Planning Board packet as an addendum.

The meeting will be broadcast on Cable Channel 26 for Atlantic Broadband customers, and audio of the meeting will stream live on the City's website at www.RochesterNH.net.

**see notes at end*

+ 1 585-318-2007

Conference ID: 927 746 033#

The public can call-in to the above number using the conference ID #. Please remember to use *6 to mute your phones when signing into the meeting, as there will be no public input allowed during this particular meeting. If any member of the public has difficulty accessing the meeting by phone, please email crystal.galloway@RochesterNH.net or call 603-335-1338.

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- I. **Call to Order**
 - II. **Roll Call**
 - III. **Seating of Alternates**
 - IV. **Communications from the Chair**
 - V. **Public Hearing on Amendment to Site Plan Regulations Article II Section 3 "Special Site Review Committee"**
 - VI. **Approval of minutes for March 2, 2020**

(Over)

VII. Consent Agenda:

A. [D.R. Lemieux Builders, Inc., 114 Rochester Hill Road](#) (Bruton & Berube) Request for waiver of impact fees associated with the construction of the 102 multi-family units.

B. [SDJ Development of Rochester, LLC, Fillmore Boulevard](#) Request for an extension to meet precedent conditions to an approved modification.
Case# 237 – 3&8 – PUD – 20 **EXTENSION**

C. [Glenn Davids Integrity Auto, Inc., 415 North Main Street](#) Request for an extension to meet precedent conditions to an approved site plan to expand vehicle sales and service. Case# 114 – 4&5 – HC – 19 **EXTENSION**

D. [Donald & Bonnie Toy, 418 Old Dover Road](#) Request for an extension to meet precedent conditions to an approved 14-unit expansion of mobile home park.
Case# 256 – 54-1 – A – 19 **EXTENSION**

VII. New Applications:

A. [Robert & Denise Higgins, 28 Western Avenue](#) (by Norway Plains Assoc.) 2-Lot subdivision. Case# 120 – 185 – R1 – 20 **Public Hearing ACCEPTANCE/FINAL ACTION***

B. [John & Elizabeth Neer, 104 Chesley Hill Road](#) (Berry Surveying & Engineering) 3-Lot subdivision. Case# 246 – 25 – R1 – 20 **Public Hearing ACCEPTANCE/FINAL ACTION***

C. [Tropic Star Development, LLC, 717 Columbus Avenue](#) (by Greenman-Pedersen, Inc.) Site plan and conditional use permits to construct a 4,350 sf convenience store and retail motor fueling facility. Case# 131 – 7 – NMU – 20 **CONTINUANCE**

D. [Kelmar Investments, LLC, Kelmar Drive & Fresian Drive](#) (by Berry Surveying & Engineering) Amendment to adjust the subdivision lot lines, road length, and update to current AoT standards for drainage design and construction. Case# 203 – 25 – A – 20 **CONTINUANCE**

E. [Golden Oaks Development, LLC, Freedom Drive](#) (by Norway Plains Assoc.) 17-Lot subdivision and Conditional Use Permit.
Case# 110 – 10, 10-2 thru 10-18 – R1 – 20 **Public Hearing ACCEPTANCE/FINAL ACTION***

F. [Cornerstone VNA, 178 Farmington Road](#) (by Norway Plains Assoc.) Site plan and Conditional Use Permit to construct a 4,394 s.f. building addition.
Case# 208 – 9 – GRD – 20 **Public Hearing ACCEPTANCE/FINAL ACTION***

VIII. Other Business

A. Review of 2021 CIP

IX. 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.