



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.gov

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

Board Members

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
Keith Fitts
Donald Hamann
James Hayden
Matthew Richardson
Mark Sullivan
David Walker
Alexander de Geofroy, *Alternate*
Rick Healey, *Alternate*
Michael McQuade, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, March 6, 2023 at 6:30 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. Opening Discussion/Comments (up to 30 minutes)
 - A. Public comment
 - B. Discussion of general planning issues
 - VI. Continued Applications
 - A. [Green & Company, Old Gonic Road Townhomes, 19 Old Gonic Road](#) (by Jones & Beach) Site Plan to construct 170 townhomes Case# 131 – 10 – R2 – 21 **Public Hearing ACCEPTANCE/FINAL DECISION***
 - VII. New Applications
 - A. [42 Front Street, LLC, 42 Front Street](#) (by Norway Plains Assoc./Ashley Rowe) 2-Lot subdivision. Case# 102 – 41 – R2 – 23 **Public Hearing ACCEPTANCE/FINAL DECISION***
 - B. [Great Wood Development, LLC, 139&133 Flagg Road](#) (by Norway Plains Assoc./Joel Runnals) Lot line revision. Case# 259 – 29&30 – A – 23 **Public Hearing ACCEPTANCE/FINAL DECISION***
 - C. [Great Woods Development, LLC, 139 Flagg Road](#) (by Norway Plains Assoc./Joel Runnals) 3-Lot subdivision. Case# 259 – 29 – A – 23 **Public Hearing ACCEPTANCE/FINAL DECISION***

(Over)

VIII. Final Plan Approval

- A. [CEM3 Holdings II, LLC, 146 Old Dover Road](#) 2-Lot subdivision. Review Completion of Precedent Conditions, Final Decision. [Conditionally Approved January 9, 2023](#). Case# 140 – 72 – R1 – 22 **Public Hearing FINAL DECISION***

IX. Other Business

- A. **Planning Update**
- B. **Other**

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