



**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.net](http://www.rochesternh.net)**

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  
Alan Dews  
David Walker  
Alexander de Geofroy, *Alternate*  
Rick Healey, *Alternate*  
Michael McQuade, *Alternate*

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, July 10, 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. Approval of minutes:
    - a. June 19, 2023
  - VI. Opening Discussion/Comments (up to 30 minutes)
    - A. Public comment
    - B. Discussion of general planning issues
  - VII. New Applications
    - A. [Waterstone Property Group/Scott Haley, 68 & 76 Farmington Road](#) (by Jones & Beach Engineers Inc./ Erik Poulin) Preliminary Design Review Site Plan for mixed-use development project consisting of residential, entertainment spaces, restaurants, and retail. Case# 216 – 9&10 – GRD – 23 **Public Hearing**
    - B. [Kozbro LLC, 9 Academy Street](#) (Northam Survey) Amendment to Approved Site Plan. Amendment to add additional dwelling units. Case# 125 – 198 – R2 – 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***
    - C. [RBV Realty, LLC/Rebecca Matthews, 46 Stillings Court](#) (by Berry Survey) Condominium Subdivision. Case# 117 – 19-1 – NMU – 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***

*(Over)*

- D. [RBV Realty, LLC/Rebecca Matthews, 48 Stillings Court](#) (by Berry Survey) Condominium Subdivision. Case# 117 – 19-2 – NMU - 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***
- E. [Beth Wiggins, 6 Coleman Street](#) (by Norway Plains/ Joel Runnals) 2-Lot Subdivision. Case# 128 – 88 – A – 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***

## VIII. Continued Applications

- A. [Johnny Lam, 24 Signal Street](#) (by Portsmouth Sign/Carrie Vaughn) Conditional Use Permit for second freestanding sign. Case #120-315-DC-23 **Public Hearing ACCEPTANCE/FINAL DECISION\***
- B. [42 Front Street, LLC, 42 Front Street](#) (by Norway Plains Assoc./Ashley Rowe) 2-Lot subdivision. Case# 102 – 41 – R2 – 23 **Continuance to August 7, 2023 Planning Board Meeting.**

## 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