



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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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*

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, August 7, 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. July 10, 2023
 - VI. Opening Discussion/Comments (up to 30 minutes)
 - A. Public comment
 - B. Discussion of general planning issues
 - VII. New Applications
 - A. [RBV Realty, LLC, 324 Blackwater Road](#) (by Berry Surveying & Engineering/Chris Berry & Kenneth Berry) PRELIMINARY Design Review 9-Lot Subdivision Case# 264 – 11 – A – 23 **Public Hearing**
 - B. [Fieldstone Land Consultants, PLLC, 303 & 305 North Main Street](#) (Michael Ploof) 3-Unit Condominium Conversion Case# 114 – 8 – HC – 23 **Public Hearing ACCEPTANCE/FINAL DECISION***
 - C. [New England Gaming and Consulting LLC, 7 Milton Road](#) (by Altus Engineering/Norway Plains/DMAC Architecture) Site Plan to construct Charitable Gaming Facility Case# 222 – 94 – HC – 23 **Applicant requested continuation to September 11, 2023 Planning Board Meeting**

(Over)

- D. [**GNM Solar 17, LLC, 60 Shaw Drive**](#) (by Norway Plains Associates/Scott Lawler) Amendment to Approved Site Plan to shift Solar Trackers' locations to comply NHDES Alteration of Terrain requirements for ground slopes. Case# 240 – 49 – A – 22 **Public Hearing ACCEPTANCE/FINAL DECISION***
- E. [**Packy's Investment Properties, LLC, 17 Sterling Dr**](#) (by Norway Plains Associates/Scott Lawler) Amendment to Approved Site Plan to relocate 6 solar trackers from wetlands to wetlands' buffer. Case# 208 – 18 – GRD – 21 **Public Hearing ACCEPTANCE/FINAL DECISION***

VIII. Continued Applications

- A. [**42 Front Street, LLC, 42 Front Street**](#) (by Norway Plains Assoc./Ashley Rowe) 2-Lot subdivision. Case# 102 – 41 – R2 – 23 **CONTINUANCE to September 11, 2023 Planning Board Meeting.**

IX. Extension Application

- A. [**Wesson Realty, LLC, Pickleball Facility, 389 Gonic Road**](#) Extension request to meet Precedent Conditions Case# 262 – 73&74 – HC – 22 **EXTENSION TO 1/11/2024**

X. Zoning Amendments

- A. **Proposed amendments to Granite Ridge Zoning District Setbacks**

XI. Other Business

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

XII. 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