



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
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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, September 11, 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. August 21, 2023
  - VI. Opening Discussion/Comments (up to 30 minutes)
    - A. Public comment
    - B. Discussion of general planning issues
  - VII. New Applications
    - A. [Robert Erickson and Robert Fickett, 40 & 50 Evans Road](#) (by Prospect Mountain Survey) Lot Line Revision between 40 & 50 Evans Road. Case# 235 – 60&61 – A – 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***
    - B. [Mann Family Trust/Stuart & Kathi Mann, 149 & 153 Rochester Hill Road](#) (by Norway Plains/Randy Tetreault) Lot-Line Revision between 149 & 153 Rochester Hill Road. Cas# 243 – 63&64 – OC – 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***
    - C. [R. Bruce Wotton, 83 Eastern Avenue](#) (by Norway Plains/Joel Runnals) 2-Lot Subdivision. Case# 117 – 49 – R2 – 23 **Public Hearing ACCEPTANCE/FINAL DECISION\***

(Over)

- D. [CEM3 Holdings II, LLC/Doug Morton, 146 Old Dover Road](#) (by Berry Surveying & Engineering/Chris Berry & Kenneth Berry) Preliminary Design Review for 11-Lot Subdivision, roadway, and Open Space. Case# 140 – 72 – R1 – 23 **Public Hearing Only**
- E. [Tuck Realty Corporation/EWST, LLC, 0 Autumn Street](#) (by Jones & Beach Engineers, Inc./Ian MacKinnon) 23-Lot Major Subdivision Case# 104 – 10 – R1 – 22 **Public Hearing/ ACCEPTANCE/FINAL DECISION\***
- F. [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 **Public Hearing ACCEPTANCE/FINAL DECISION\***
- G. [Sig Sauer, 7 Amarosa Drive](#) (by Allen & Major Assoc./Brian Jones) Phase II Site plan to add multiple building additions, update utility connections, enhance stormwater design & treatment, and tie into the municipal sewer system for the existing Sig Sauer facility **Public Hearing Only**

## 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 October 2, 2023 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