



**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**

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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, June 7, 2021 at 7:00 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 for May 17, 2021**
- VI. **Discussion on surety for Chesley Farm Estates**
- VII. **Consent Agenda:**
- A. **[Chesley Hill Partners, LLC & James & Mackenzie Colby, 233 & 247 Washington Street](#)** (by Norway Plains Assoc.) Lot line revision.  
Case # 246 – 3&3-1 – A – 21 **FINAL ACTION\***
- VIII. **New Applications:**
- A. **[Rochester Security Systems, LLC, 195 Milton Road](#)** (by Berry Surveying & Engineering) 3-Lot subdivision. Case # 204 – 81 – HC – 21 **Public Hearing ACCEPTANCE/FINAL ACTION\***
- B. **[Andre & Edwinna Vanderzanden, 1225 Salmon Falls Road](#)** (by Kevin McEneaney) 2-Lot subdivision. Case # 242 – 9 – A – 21 **Public Hearing ACCEPTANCE/FINAL ACTION\***
- C. **[Housing Authority of City of Rochester, 143 Brock Street](#)** (by Civilworks New England) Site plan to construct a utility storage building, equipment storage area, and salt storage area. Case # 131 – 59 – R2 – 21 **Public Hearing ACCEPTANCE/FINAL ACTION\***

*(Over)*

D. [Ronald & Michelle Balcar, 20 Peaslee Road](#) (by Norway Plains Assoc.) Subdivision amendment and conditional use permit to create a single driveway access. Case # 253 – 47-13 – A – 21 **Public Hearing** ***ACCEPTANCE/FINAL ACTION\****

E. [Granite State Credit Union, 148 & 150 Farmington Road](#) (by Norway Plains Assoc.) Site plan to construct a 2,985 s.f. credit union branch with associated parking and utilities. Case # 208 – 4&5 – GRD – 21 **Public Hearing** ***ACCEPTANCE/FINAL ACTION\****

F. [Easter Seals New Hampshire, Inc., 215 Rochester Hill Road](#) (by Norway Plains Assoc.) 2-Lot subdivision. Case # 243 – 39 – A – 21 **Public Hearing** ***ACCEPTANCE/FINAL ACTION\****

G. [Easter Seals New Hampshire, Inc., 215 Rochester Hill Road](#) (by Norway Plains Assoc.) Site plan and conditional use permit to construct a 25,000 s.f. senior housing facility with associated parking and utilities. Case # 243 – 39 – A – 21 **Public Hearing** ***ACCEPTANCE/FINAL ACTION\****

H. [Green & Company, 19 Old Gonic Road](#) (by Jones & Beach Engineers, Inc.) Preliminary site plan to construct a 164-unit townhouse development. Case # 131 – 10 – R2 – 21 **Public Hearing** ***PRELIMINARY***

I. [10 Farmington Road, LLC, 14 & 10 Farmington Road](#) (by TF Moran, Inc.) Site plan and conditional use permit to construct an 8,000 s.f. building addition and parking lot expansion. Case# 221 – 158&159 – GRD – 21 **Public Hearing** ***CONTINUANCE***

**IX. Continued Applications:**

A. [EFI Express, LLC, 0 Tebbetts Road](#) (by Fuss & O'Neill) Site plan to construct two 6,000+/- s.f. buildings for automotive facility with associated infrastructure. Case# 257 – 66 – I – 21 **Public Hearing** ***FINAL ACTION\****

B. [JRS, LLC 14 Wadleigh Road](#) (by LALA Associates Engineering, LLC) Site plan to construct a 13,028 s.f. addition to an existing motel. Case# 135 – 35 – HC – 21 **Public Hearing** ***ACCEPTANCE/FINAL ACTION\****

C. [Farmington Associate Properties, LLC, 68 Farmington Road](#) (by Tighe & Bond) Site plan to construct three restaurants, associated parking and drainage. Case# 216 – 9- GRD – 21 **Public Hearing** ***CONTINUANCE***

**X. Other Business**

A. Recommendation for reappointment for Donald Hamann to the Strafford Regional Planning Commission

B. Update from Planning

C. Other

**XI. 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