



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall Annex**  
**33 Wakefield Street,**  
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**(603) 335-1338 - Fax (603) 330-0023**  
**Web Site: [www.rochesternh.net](http://www.rochesternh.net)**

**Board Members**

Nel Sylvain, *Chair*  
Mark Collopy, *Vice Chair*  
Peter Bruckner  
A. Terese Dwyer  
Paul Giuliano  
Robert May  
Mark Sullivan  
Dave Walker  
Keith Fitts, *Alternate*  
Donald Hamann, *Alternate*

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

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, December 6, 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 November 15 and November 22, 2021**
  - VI. **Opening Discussion/Comments (up to 30 minutes)**
    - A. **Public comment**
    - B. **Discussion of general planning issues**
  - VII. **Consent Agenda:**
    - A. **Real Estate Advisors, Inc., 24 Jeremiah Lane** (by Berry Surveying & Engineering) Request for an extension to meet precedent conditions for an approved 54 lot subdivision. Case# 223 – 21 – A – 19 **EXTENSION**
  - VIII. **Continued Applications:**
    - A. **G&P Boston Properties, 45 & 55 North Main Street** (by Fuss & O'Neill) Lot Line Revision and Site Plan to construct a 6-story residential building with first floor commercial space and parking garage. Case# 121 – 372,373,400 – DC – 21  
**Public Hearing. ACCEPTANCE/FINAL ACTION\***

*(Over)*

- B. [Public Service Co of NH, 74 Old Dover Road](#) (by TF Moran) Site Plan to install one (1) 2,600 +/- sf prefabricated fleet storage enclosure within the existing paved storage yard. Case# 136 – 20 – R1 – 21 **Public Hearing. ACCEPTANCE/FINAL ACTION\***

**IX. New Applications:**

- A. [CEM 3 Holdings, LLC, 7A Laura Drive](#) (by Berry Surveying & Engineering) 2 Lot Subdivision. Case# 235 – 27 – R1 – 21 **Public Hearing. ACCEPTANCE/FINAL ACTION\***
- B. [Hope on Haven Hill, Inc, 38 Charles Street](#) (by Norway Plains Associates, Inc) Site plan to remove existing church and build a new 3,700 sf office building. Case# 125 – 214 – R2 – 21 **Public Hearing. ACCEPTANCE/FINAL HEARING\***

**X. Other Business**

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