



Planning
Community Development
Conservation Commission
Historic District Commission

PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Board Members

Nel Sylvain, *Chair*
Derek Peters, *Vice Chair*
Gregory Jeanson, *Secretary*
Tim Fontneau
Rick Healey
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Matthew Kozinski
Mark Sullivan
Dave Walker
Charles Grassie, Jr., *Alternate*
James Gray, *Alternate*
Fred Leonard, *Alternate*
Thomas Willis, Jr., *Alternate*

AGENDA

CITY OF ROCHESTER PLANNING BOARD
Monday, May 5, 2014 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. **Surety update on Trinity Circle & Heritage Drive**
 - VI. **Approval of minutes for April 21, 2014**
 - VII. **Continued Applications**
 - A. **DEW Properties, LLC, 13 Healthcare Drive** (by Norway Plains Associates) Site plan to construct a 15,200 sq ft Ambulatory Surgery Center. Case# 243-39-3-PUD-14 **Public Hearing APPROVAL**
 - B. **Waterstone Retail, Inc., Farmington Road** (by Tighe & Bond) Site plan to construct a 300,000 sq ft commercial space with associated site improvements including drainage, landscaping, utilities. Case# 216 - 11 - GRD - 14 **Public Hearing APPROVAL**
 - VIII. **New Applications:**
 - A. **Steven & Joan Noel, 981 & 983 Salmon Falls Road** (by Norway Plains Associates) LLR to reduce Lot 25 from 11.39 acres to 1.36 acres, while providing frontage and increasing Lot 48 from 37.66 acres to 47.68 acres. Case# 241&240 - 25&48 - A - 14 **Public Hearing APPROVAL**
 - B. **Michael Rocheleau, Pine Street** (by Berry Surveying & Engineering) Minor subdivision to create two lots, one with an existing house and one to be built in the future. Case # 121-139-R2-14 **Public Hearing APPROVAL**

(OVER)

C. [Guay Ventures, LLC, 20 Summer Street](#) (by Norway Plains Associates) Minor subdivision to create two parcels. One will contain the existing building and the other will be a vacant lot. Case# 120-425-B2-14 **Public Hearing *APPROVAL***

D. [Charles Burrows, 155 Old Dover Road](#) (by Berry Surveying & Engineering) Lot line revision to revise the location of a shared lot line. Case# 253-93-1 & 94-R1-14 **Public Hearing *APPROVAL***

E. [201 Storage, LLC, 201 Highland Street](#) (by MJS Engineering) Amendment to approved site plan to change the number and type of buildings. Case #106-3-A-14 **Public Hearing *APPROVAL***

IX. Other Business

A. Review of the International Code Council sign ordinance

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 8:00 a.m. to 5:00 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 change 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