



**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  
Keith Fitts, *Alternate*  
Paul Giuliano, *Alternate*  
Donald Hamann, *Alternate*  
Lance Whitehill, *Alternate*

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, July 12, 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 June 21, 2021**
- VI. **Consent Agenda:**
- A. **[Lydall, Inc., 134 Chestnut Hill Road](#)** Request for an extension to an approved site plan to construct a 46,800 s.f. manufacturing building addition with associated parking, loading area and driveway construction. Case# 216&221 – 32, 186, 187 – I – 20  
***EXTENSION to 10/30/2021***
- VII. **Continued Applications:**
- A. **[Thomas & Diane Aubert, 36 Cross Road](#)** (by Berry Surveying & Engineering) Excavation operation. Case# 205 – 18 – A – 21 ***WITHDRAWAL***
- B. **[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**  
***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 TO 8/2/2021***

***(Over)***

## VIII. New Applications:

A. [Packy's Investment Properties, LLC, 87 Milton Road](#) Site plan and conditional use permit for change of use from retail to self-storage facility.

Case# 210 – 48 – HC – 21 **Public Hearing ACCEPTANCE/FINAL ACTION\***

B. [New England Gaming, LLC, 7 Milton Road](#) Site plan to allow a function hall/charitable gaming operation. Case# 222 – 95 – HC – 21 **Public Hearing ACCEPTANCE/FINAL ACTION\***

## IX. Compliance hearing:

[SDJ Development of Rochester, LLC, Fillmore Boulevard/Eisenhower Drive](#)

Approved 2018 24-lot subdivision Case# 237 – 3&8 – PUD – 18

## X. Other Business:

A. Update for Planning

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.