



**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.gov](http://www.rochesternh.gov)**

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  
Mark Sullivan  
David Walker  
Alexander de Geofroy, *Alternate*  
Rick Healey, *Alternate*  
Michael McQuade, *Alternate*

**AGENDA**  
**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, January 9, 2023 at 6:30 p.m. (Regular Meeting)**  
City Council Chambers  
31 Wakefield Street, Rochester, NH  
*\*see notes at end*

- 
- I. Call to Order
  - II. Roll Call
  - III. Seating of Alternates
  - IV. Communications from the Chair
  - V. Approval of minutes for December 5, 2022
  - VI. Opening Discussion/Comments (up to 30 minutes)
    - A. Public comment
    - B. Discussion of general planning issues
  - VII. Continued Applications
    - A. [CEM3 Holdings II, LLC, 146 Old Dover Road](#) (by Berry Surveying) 2-lot subdivision Case# 140 – 72 – R1 – 22 **Public Hearing ACCEPTANCE/FINAL DECISION**
  - VIII. Extensions
    - A. [Real Estate Advisors, Jeremiah Lane](#) Extension request to meet General and Subsequent conditions Case# 223 – 21 – A – 16 **EXTENSION TO 12/16/2023**
    - B. [Waterstone Rochester, LLC, The Ridge Marketplace](#) Extension request to meet Precedent Conditions Case# 216 – 11 – GRD – 22 **EXTENSION TO 4/14/2023**

*(Over)*

- C. [Wesson Realty, LLC, Pickleball Facility, 389 Gonic Road](#) Extension request to meet Precedent Conditions Case# 262 – 73&74 – HC – 22 **EXTENSION TO 7/11/2023**

## IX. New Applications

- A. [Timothy & Sally Fontneau, 14 Highland Street & 928,932 Portland Street](#) (by Berry Surveying) Lot Line Revision Case# 103 – 72,104,105 – NMU – 22 **Public Hearing ACCEPTANCE/FINAL DECISION\***
- B. [Green & Company, Old Gonic Road Townhomes, 19 Old Gonic Road](#) (by Jones & Beach) Site Plan to construct 174 townhomes Case# 131 – 10 – R2 – 21 **Public Hearing ACCEPTANCE/FINAL DECISION\***

## X. Final Plans Approval

- A. [Waterstone Rochester, LLC, The Ridge Marketplace](#) Review Completion of Precedent Conditions, Final Decision. Case# 216 – 11 – GRD – 22 **Public Hearing FINAL DECISION\***

### ***FINAL PLANS APPROVAL/DECISION***

## XI. Other Business

- A. Planning Update  
B. Other

## XII. 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