**PLANNING & DEVELOPMENT DEPARTMENT**

***Board Members***

Nel Sylvain, *Chair*

Rick Healey, *Vice Chair*

Matthew Kozinski, *Secretary*

Tim Fontneau

Charles Grassie, Jr.

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Mark Sullivan

Dave Walker

Thomas Willis, Jr.

James Gray, Alternate

Fred Leonard, Alternate

Robert May, Alternate

**City Hall - Second Floor**

**31 Wakefield Street,**

**Rochester, New Hampshire 03867-1917**

**(603) 335-1338 - Fax (603) 335-7585**

**Web Site:** [**www.rochesternh.net**](http://www.rochesternh.net/)

**Planning and Development**

**Conservation Commission**

**Historic District Commission**

**Arts and Culture Commission**

# AGENDA

**CITY OF ROCHESTER PLANNING BOARD**

**Monday, May 4, 2015 at 7:00 p.m. (Regular Meeting)**

City Council Chambers

31 Wakefield Street, Rochester, NH

***\*\*see notes on reverse side***

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#### I. Call to Order

#### II. Roll Call

#### III. Seating of Alternates

#### IV. Communications from the Chair

#### Approval of minutes for April 20, 2015

**VI. Extensions/Modifications:**

**A.** [**Michael Harrison**](http://www.rochesternh.net/planning-board/files/2015-llr-michael-harrison-extension-app)**, 31A Oak Street** Request for an extension to meet precedent conditions. Case# 138–75–R1–14 ***EXTENSION***

**B.** [**Michael Harrison**](http://www.rochesternh.net/planning-board/files/2015-llr-michael-harrison-modification-app)**, 31A Oak Street** Application for a modification to an approved lot line revision. Case # 138 – 75 – R1 – 14 ***MODIFICATION***

**C.** [**Granite Ridge Marketplace**](http://www.rochesternh.net/planning-board/files/2015-site-plan-granite-ridge-marketplace-extension-app)**, Farmington Road** Request for an extension to meet precedent conditions. Case# 216-11-GRD-14 ***EXTENSION***

**VII. New Applications:**

**A.** [**21 Farmington Road, LLC**](http://www.rochesternh.net/planning-board/files/2015-site-plan-21-farmington-road-llc-application-pkg)**, 21 Farmington Road** (by Berry Surveying & Engineering) Site Plan and Conditional Use to redevelop site including a 2700 sq. ft. building, additional parking, drainage, and landscaping. Case# 216 – 29 – GRD – 15 **Public Hearing *ACCEPTANCE /* *APPROVAL\*\****

**B.** [**Robert Diberto**](http://www.rochesternh.net/planning-development/files/2015-robert-diberto-preliminary-application-pkg)**, 319 Rochester Hill Road** (by Berry Surveying & Engineering) Preliminary site plan to construct 13 new townhomes. Case# 255 – 13 – OC – 15 **Public Hearing** ***PRELIMINARY***

**VIII. Other Business**

**IX. Adjournment**

***(OVER)***

**\*\*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