



**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)

**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*

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

**MEETING IS POSTONED TO MONDAY**  
**January 30, 2023 AT 6:30**  
**DUE TO WEATHER**

**AGENDA**

**CITY OF ROCHESTER PLANNING BOARD**  
**Monday, January 23, 2023 at 6:30 p.m. (Workshop 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 from January 9, 2023
  - VI. Opening Discussion/Comments (up to 30 minutes)
    - A. Public comment
    - B. Discussion of general planning issues
  - VII. Extension
    - A. [Krzysztof & Renata Kozlowski, Millstone Place, 9 Academy Street](#) (by Kozbro Development Company) Request for an extension to meet precedent conditions for an approved site plan to construct 2-3 dwelling unit buildings.  
Case# 125 – 198 – R2 – 22 **EXTENSION to 7/11/2023**
  - VIII. Continued Applications

*(Over)*

- A. [Green & Company, Old Gonic Road Townhomes, 19 Old Gonic Road](#) (by Jones & Beach) Site Plan to construct 170 townhomes Case# 131 – 10 – R2 – 21 **Public Hearing ACCEPTANCE/FINAL DECISION\***. Applicant has requested continuance.
  
- IX. **Rezoning Request for Old Dover Road. City Council proposal to rezone six parcels from General Industrial (GI) to Residential-Two (R2).**
  
- X. **Marketplace Blvd, Phase II, 68 Farmington Road. Presentation by the Department of Public Works on proposed City Street**
  
- XI. **Draft Solar Ordinance Presentation.**
  
- XII. **Final Plan Approval**
  - A. [Waterstone Rochester, LLC, The Ridge Marketplace](#). Site Plan. Review Completion of Precedent Conditions, Final Decision. [Conditionally Approved May 16, 2022](#). Case# 216 – 11 – GRD – 22 **Public Hearing FINAL DECISION\***
  
  - B. [Glenn David’s Integrity Auto, Inc., 415 No Main Street](#). Site Plan Amendment. Review Completion of Precedent Conditions, Final Decision. [Conditionally Approved November 7, 2022](#). Case# 114 – 4&3 – HC – 22 **Public Hearing FINAL DECISION\***
  
  - C. [Glenn David’s Integrity Auto, Inc., 415 No Main Street](#). Lot Line Adjustment. Review Completion of Precedent Conditions, Final Decision. [Conditionally Approved November 7, 2022](#). Case# 114 – 4&5 – HC – 22 **Public Hearing FINAL DECISION\***
  
- XIII. **Review of inspections and surety for November and December 2022**
  
- XIV. **Release of Surety**
  - A. D.R. Lemieux Builders, Inc. Bond reduction in the amount of \$27,781.19 for Phase 2 of Apple Ridge Apartments. Map 134 Lot 5
  
  - B. Severino Trucking Co, Inc. Bond reduction in the amount of \$22,758.29 for the Multifamily Development on Norway Plans Road. Map 215 Lot 17
  
  - C. Waste Management Bond in the amount of \$35,750.00 for the Storage Container Area. Map 268 Lot 2
  
  - D. Waste Management Bond in the amount of \$140,000 for the Material Recovery Facility. Map 267 Lot 3
  
  - E. Waste Management Bond in the amount of \$593,260.84 for the TLR-III South Area. Map 267 Lot 2 & 3
  
- XV. **Other Business**

**A. Planning Update**  
**B. Other**

**XVI. 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