



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

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

Board Members

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
A. Terese Dwyer
Keith Fitts
Paul Giuliano
Donald Hamann
Mark Sullivan
David Walker
Ashley Desrochers, *Alternate*
James Hayden, *Alternate*
Matthew Richardson, *Alternate*
Michael McQuade, *Alternate*

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, July 11, 2022 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 June 6, 2022**
 - VI. **Opening Discussion/Comments (up to 30 minutes)**
 - A. **Public comment**
 - B. **Discussion of general planning issues**
 - VII. **New Applications:**
 - A. **[RFC MFC 717 Columbus Ave, LLC, Irving Oil, 717 Columbus Ave](#) Conditional Use Permit to allow a second freestanding 24 square foot sign
Case# 131 – 7 – NMU – 22 **Public Hearing *ACCEPTANCE/FINAL ACTION******
 - B. **[Roman Catholic Bishop of Manchester, Seton Academy, 189 North Main Street](#) Conditional Use Permit and Site Plan amendment to expand the Catholic education and formation with full time school Pre-k – 4.
Case# 121 – 330 – DC – 22 **Public Hearing *ACCEPTANCE/FINAL ACTION******
 - C. **[Elizabeth Neer and Ian & Lauren Culling, 104 Chesley Hill Road](#) (by Berry Surveying) Lot Line Revision. Case# 246 – 25 – R1 – 22 **Public Hearing *ACCEPTANCE/FINAL ACTION******

(Over)

- D. [Monarch School of New England, Inc., 105 Eastern Ave](#) (by Berry Surveying & Engineering) Site Plan to expand a porous parking lot 11,530 sf in size.
Case# 112 – 20 – R2 – 22 **Public Hearing *ACCEPTANCE/FINAL ACTION****
- E. [Wesson Realty, LLC, Pickleball NH, LLC, 389 Gonic Road](#) (by Norway Plains) Site Plan to construct a 16,163 sf indoor pickleball facility and four outdoor pickleball courts. Case# 262 – 73&74 – HC – 22 **Public Hearing *ACCEPTANCE/FINAL ACTION****
- F. [Krzysztof & Renata Kozlowski, Millstone Place, 9 Academy Street](#) (by Kozbro Development Company) Site plan to construct 2-3 dwelling unit buildings.
Case# 125 – 198 – R2 – 22 **Public Hearing *ACCEPTANCE/FINAL ACTION****

VIII. Other Business

- A. Planning Update
- 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