



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

Board Members

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
A. Terese Dwyer
Paul Giuliano
Mark Sullivan
Keith Fitts, *Alternate*
Donald Hamann, *Alternate*

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, January 3, 2022 at 7:00 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 November 22, and December 6 & 18, 2021**
 - VI. **Public Comment for the Consent Agenda**
 - VII. **Consent Agenda:**
 - A. **Easter Seals NH Inc., 215 Rochester Hill Road** (Norway Plains Associates)
Extension to meet precedent conditions to an approved Site Plan.
Case# 243 – 39 – A – 21 **EXTENSION to 6/7/2022**
 - VIII. **Continued Applications:**
 - A. **Public Service Co of NH, 74 Old Dover Road** (by TF Moran) Site Plan to install one (1) 2,600 +/- sf prefabricated fleet storage enclosure within the existing paved storage yard. Case# 136 – 20 – R1 – 21 **Public Hearing FINAL ACTION***
 - IX. **New Applications:**
 - A. **Easter Seals New Hampshire, Inc., 215 Rochester Hill Road** (Norway Plains Associates) Modification to an approved site plan to reduce the overall number of senior dwelling units from 80 to 65 and minor adjustments to the overall footprint of the building. Case# 243 – 39 – A – 21 **ACCEPTANCE/FINAL ACTION***

(Over)

- B. **Groen Construction, 29 Wadleigh Road** (by Jones & Beach Engineers, Inc.) Site plan and conditional use permit to construct a 52-unit 17,455 s.f. apartment building. Case# 137 – 35-1 – HC -21 **Public Hearing ACCEPTANCE/FINAL ACTION***

X. **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