



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

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

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, February 7, 2022 at 7:00 p.m. (Regular 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 for January 3, 2022**
 - VI. **Opening Discussion/Comments (up to 30 minutes)**
 - A. **Public comment**
 - B. **Discussion of general planning issues**
 - VII. **Consent Agenda:**
 - A. **[Richard Bedrosian, New England Gaming, LLC, 7 Milton Road](#) (by Arcadia Construction) Request for an extension to meet precedent conditions for an approved 20,000 sf function hall/charitable gaming operation. Case# 222 – 94 – HC – 21 **EXTENSION****
 - VIII. **Continued Applications:**
 - A. **[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 **REQUEST FOR CONTINUANCE****

(Over)

IX. New Applications:

- A. [Robert Williams, Grand View Camping Area, 11 & 51 Four Rod Road](#) (by James M. O'Neil, LLC) Lot Line Revision. Case# 217&220 – 4&34 – A – 22
Public Hearing ACCEPTANCE/FINAL ACTION*

- B. [Great Woods Development, LLC & William Gregory, Bailey Drive](#) (by Norway Plains Associates, Inc.) Lot Line Revision.
Case# 224 – 324-37&324-38&324-48 – R1 – 22
Public Hearing ACCEPTANCE/FINAL ACTION*

X. Other Business

- A. Appointment of Planning Board Member to the Parking Review Group
- B. Planning Update
- C. 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