



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Board Members

Mark Collopy, *Chair*
Robert May, *Vice Chair*
Peter Bruckner
Donald Hamann
James Hayden
Alan Dews
Rick Healey
Michael McQuade
Matthew Richardson, *Alternate*
Josephine Finocchairo, *Alternate*

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

AGENDA
CITY OF ROCHESTER PLANNING BOARD
Monday, April 1, 2024 at 6:30 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:
 - A. March 18, 2024
 - VI. Opening Discussion/Comments (up to 30 minutes)
 - A. Public comment
 - B. Discussion of general planning issues
 - VII. New Applications
 - A. [Dumont Properties, LLC/Brian Dumont, 25 Old Dover Road](#) (Jones & Beach Engineers Inc./Wayne Morrill) **PRELIMINARY** Site Plan to subdivide 2 parcels, parcel 1 to include existing building & parking, parcel 2 proposed 10,700 sqft retail development. Case# 132 – 39 – R2 – 24 **WITHDRAWN APPLICATION**
 - B. [City of Rochester, 749 & 753 Salmon Falls Road](#) (Tighe & Bond/Eric Doremus) Site Plan to construct new Rochester Elementary School Case# 227 – 35&36 – A – 24 **PUBLIC HEARING ONLY**
 - C. [The Stable Companies/Eric Jackson, 86 Church Street](#) (Norway Plains Associates/Scott Lawler) **PRELIMINARY** Site Plan to expand existing residential development with 5 new buildings consisting of 30 new townhouse style units. Case# 258 – 8 – A – 24 **PUBLIC HEARING ONLY**

(Over)

- D. [Pease Development Authority/Michael Mates, 238 Rochester Hill Road](#) (Jacobs Engineering Group, Inc./John Pelletier) Site Plan to repave existing terminal tiedown apron, replace drainage piping and structures, and pave Portland Cement Concrete Pad around existing aviation fuel station. Case# 243 – 18 – AS – 24 **Public Hearing/ ACCEPTANCE/FINAL DECISION***
- E. [Fieldstone Land Consultants, PLLC/All Purpose Storage Rochester, LLC, 303 North Main Street](#) (Fieldstone Land Consultants/Chad Branon and Brandon Richards) Amendment to Approved Site Plan to construct 6 new parking spots and removal of existing pavement and parking islands. Case# 114 – 8 – B2 – 03 **Public Hearing/ ACCEPTANCE/FINAL DECISION***
- F. [Fieldstone Land Consultants, PLLC/All Purpose Storage Rochester, LLC, 303 & 305 North Main Street](#) (Fieldstone Land Consultants/Chad Branon and Brandon Richards) Site Plan to construct 2 contractor bay buildings and associated parking and site improvements. Case# 114 – 8 – HC – 23 **Public Hearing/ ACCEPTANCE/FINAL DECISION***
- G. [Aranosian Oil Company, Inc. & Alanco Realty, Inc. \(Floyd Hayes\) 160 & 162 Charles Street](#) (by Haley Ward, Inc./John Chagnon) Site Plan to construct Convenience Store and Gas Station with utilities and parking. Case# 128 – 214&215 – R2&NMU – 23 **Public Hearing/ ACCEPTANCE/FINAL DECISION***
- H. [Knox Marsh Development, LLC, 20 Flat Rock Bridge Road](#) (Berry Surveying/Chris Berry) Site Plan to construct 16 townhouse style residential units. Case# 210 – 64 – R1 – 22 **Public Hearing/ ACCEPTANCE/FINAL DECISION***

VIII. Other Business

A. Planning Update

B. Other

IX. 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