



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

Notice of Decision of Minor Site Review

Applicant:	Mark Saucy
Project location:	10 Chestnut Hill Road
Type of project:	Interior Modifications and Security Apartment Addition
Case #	113 – 20-1 – HC – 22
Date of decision:	January 4, 2022

Dear Mr. Soucy,

Your application for the proposed interior modifications to expand the Café and construct a security apartment at 10 Chestnut Hill Road, has been **approved** by the Special Site Review Committee with the following conditions:

- The applicant shall work with the Fire Department to ensure plans are compliant with all life-safety requirements. An inspection of the site and approval by the Fire Department is required prior to occupancy.
- The Security Apartment shall:
 - Not exceed 800 square feet.
 - Must be located within the existing structure.
 - Only be occupied by the business owner, family member, or employee whose purpose is to provide security and or protection of the business premises.
 - Have two dedicated parking spaces.
- The Sensory Room to be constructed as part of the Café expansion must meet the follow requirements:
 - Public access to the space must only be available through the Café. No secondary exterior entrance is permitted at this time.
 - The space must be monitored by staff or authorized personnel.
 - The room shall be clearly marked and accessible by emergency services at all times.
- The parking lot shall be striped per the original Site Plan Approval of January 23, 2006 prior to occupancy of the Security Apartment.
- A signed Drainage Maintenance Agreement must be submitted to the Planning Department prior to occupancy of the Security Apartment.
- The site is approved for two commercial spaces in addition to the Security Apartment. At this time, one commercial space is occupied by a Café and the other is vacant. Further approval is required prior to occupancy of the vacant space. Please contact the Planning Department to address future use.

- Prior to building permit approval, addressing of the building must be reviewed. Plans shall be submitted to the Planning Department showing the entrance location for the apartment and both commercial units.
- The applicant has the responsibility to obtain the appropriate permits with the Building and Licensing Department (603-332-3508). Please note that an inspection from the Health Inspector will be required prior to occupancy of the space.
- The requirements and conditions of the original Site Plan approval of January 23, 2006 remain in effect.

Please be advised: Any parties may appeal this decision to the full Planning Board if the appeal is filed within 20 days from the date of decision. If you decide to commence with the project before this 20-day period has expired, you do so at your own risk.

Thank you for your application and working with the City on the project. If you have any questions, please feel free to contact me.

Sincerely,



Ryan O'Connor,
Senior Planner

cc: File
SP-22-28