



**PLANNING & DEVELOPMENT DEPARTMENT**  
City Hall Annex  
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Planning Board  
Zoning Board  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

**NOTICE OF DECISION**

July 21, 2022

Seton Academy  
123 Washington Street  
Rochester, NH 03839

**Re: Conditional Use Permit to allow expansion of Catholic Education and formation with full time school for grades Pre-K through 4<sup>th</sup>. Case# 121 – 330 – DC – 22**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its July 11, 2022 meeting **APPROVED** your application with waivers as referenced above.

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"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

**Precedent Conditions** [Office use only. Date certified: \_\_\_\_\_; Plan recorded? \_\_\_\_\_; ]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

*Please note\** If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval – by January 11, 2023 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.

**Precedent Conditions:**

- 1) Plan modifications. The plan drawings are to be modified as follows: None
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings: None
- 3) Other permits. All required Municipal, State and Federal permits must be obtained – including any Driveway/Curb Cut permit, Water Service Connection Permit, Sewer Service Connection Permit, Cross Connection Control Permit, etc., as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 4) Schedule a walk-through of water services and plumbing for cross connection control survey. Call Ian Rohrbacher WTP Chief Operator 603-335-4291 to schedule. Currently each service has a low hazard backflow prevention device registered with City and up-to-date with testing.
- 5) Assessing related forms for RSA 72:23 must be provided to the property owners.
- 6) State certification to operate the school is required. Documentation of the certification must be submitted to the Planning Department prior to the start of school.
- 7) All conditions in the Fire Marshall's School and Fire Life Safety Checklist must be completed prior to CO including emergency lighting and egresses.

**General and Subsequent Conditions:**

- 1) Code entry (Code to PD and EMS services) must be provided on the gathering space and then another locked entry must be provided to the classroom area and lower level gathering space.
- 2) Applicant should (not mandatory) investigate state requirements for periodic water quality testing for schools, including lead and copper.
- 3) All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and roadways;
- 4) Snow storage - Snow shall be removed and stored such that the drainage structures can function properly and the required parking spaces can be utilized.
- 5) Execution. The project must be built and executed exactly as specified in the approved application unless changes are approved by the City.
- 6) Approvals. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

- 7) Violations. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 8) APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

Sincerely,

  
Shanna B. Saunders,  
*Director of Planning & Development*

Cc: File  
CU-22-2