



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:	Paul Delisle
Project location:	165 Charles Street
Type of project:	Convert former offices into 12 residential apartments
Case #	128 – 221 – NMU – 22
Date of decision:	July 27, 2022

Dear Paul,

This notice is to inform you that your application to convert offices into 12 residential units, has been **approved** by the Special Site Review Committee with the following conditions:

- a) The applicant has the responsibility to obtain the appropriate permits with the Building and Licensing Department (603-332-3508)
- b) Applicant must submit estimated water flow to the Public Works Department.
- c) A backflow prevention permit is required.
- d) Two handicap spaces must be provided and marked on the pavement as well as marked with a sign.
- e) “Entrance Only” and “Exit Only” signage shall be installed at the respective northern and southern entrances.
- f) Landscaping shall be maintained/replaced as per the 2017 landscaping plan.
- g) All parking associated with the residential facility shall be within the property unless other agreements have been made with abutting property owners. In order to facilitate this some sort of boulders shall be placed at the edge of this parcel’s parking area.
- h) A 2’ water line is required for the required sprinkler system. There is a no-cut moratorium on Charles Street until 2024 and a waiver must be obtained from City Council.
- i) Any site changes to driveway or parking layout or drainage will require further review and permitting.

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 cooperation in the review process. I wish you the best of luck with your project. If you have any questions please feel free to contact me.

Sincerely,


Shanna B. Saunders
Director of Planning & Development

cc: File
SP-22-20