



PLANNING & DEVELOPMENT DEPARTMENT
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

NOTICE OF DECISION

June 10, 2010

Mark Phillips
35 Hodgdon Farm Lane
Newington, NH 03801

RE: Modification to approved 17-lot subdivision to allow for lots 263-10-3 and 263-10-16 to take access from the future road right of way via private driveways.
Case # 263-10-A-07

Dear: Mr. Phillips

This is to inform you that the Rochester Planning Board at its June 7, 2010 meeting **APPROVED** your application referenced above.

The modification as shown on the updated plans (dated June 1, 2010) was approved with the following conditions:

- 1) Lots 10-1 and 10-3 must be serviced by underground electric from pole 619/4 via the easement across lot 10-2
- 2) A new power pole must be installed in the new right of way from England Road
- 3) Lot 10-16 must be serviced by underground electric from this new pole.
- 4) The new street sign for Peterson Road must be installed prior to issuance of a certificate of occupancy for lot 10-16 since that lot will have a Peterson Road address
- 5) The driveway in the future right of way may be built of gravel. It will serve only lot 10-16. The owner of Lot 10-16 will exclusively be responsible for its maintenance and construction unless other arrangements are made with the developer.
- 6) An easement from Mark Phillips to lot 10-16 must be recorded with the new plat. A copy must be submitted to Planning prior to certifying the new plat.
- 7) During future construction of the City street access must be provided to lot 10-16
- 8) The owner of lot 10-16 may place garbage at England Road for pick up only subject to City of Rochester Ordinance 19.3, unless deemed applicable.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Behrendt', written over the word 'Sincerely,'.

Michael Behrendt
Chief of Planning

cc: Norway Plans Associates

File

Codes

PW
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