



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

NOTICE OF DECISION

September 23, 2010

Irene F. Cafasso Revocable Trust
38 Broad Street
Rochester, NH 03867

RE: 2 lot subdivision application. Case # 109-157-R1-A-10

Dear applicant:

This is to inform you that the Rochester Planning Board at its September 20, 2010 meeting **APPROVED** your application referenced above.

"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. The requested waiver(s) were granted, including for above ground utilities for the new lot.

Precedent Conditions [Office use only. Date certified: _____ ROD received? _____]

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 March 20, 2011 - 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.

- 1) The plan drawings are to be modified as follows:
 - a) obtain new Assessor's Map and Lot #'s from the Assessing Office and show on each lot.
 - b) Show corner monuments

- c) Mark off the rear area beyond the 100 foot R1 extension prominently with a note that no part of the house, including any steps, porches, decks or attached garages, nor any dwelling units, may be situated in this area without an appropriate variance or change in the zoning ordinance. Accessory uses including parking, driveways, and detached outbuildings, sheds, and garages may be situated in this area. This restriction results from a subdivision approved on September 20, 2010 creating a lot without sufficient frontage for Agriculture zoning."
- 2) Add the following notes (or equivalent) to the plan drawings:
 - a) "The applicant shall obtain a Stormwater Management permit from the Public Works Department (unless determined to be unnecessary by the City Engineer) and follow the requirements of City Ordinance Chapter 50. The permittee shall prepare a written plan for managing stormwater that enters the construction site and shall present it to the inspection engineer at the pre-construction meeting. The permittee shall follow Best Management Practices to prevent erosion in areas where the soil has been disturbed."
 - b) "The sewer impact contribution must be paid in full for each subject lot prior to the issuance of a certificate of occupancy for that lot. The sewer impact is a one time payment for each house/building of \$2.00 per gallon for average daily flow, equivalent to \$300 per bedroom for a house."
 - c) "Each proposed driveway shall be placed in a location that will provide the required stopping sight distance for the posted speed limit as stipulated by the Department of Public Works."
- 3) The existing house must be physically converted (or the situation clarified) so that it be a single family dwelling.
- 4)# Set boundary markers (actually physically set in place in the field) and note on plans ("marker set" or equivalent)
- 5) The plans are to be tied into the State Plane Coordinate System or \$50.00 is to be contributed to the Monumentation Fund.
- 6) (a) Two sets of mylars (or one mylar and one acetate/washout; one recording mylar will be recorded at the registry and one full set will be retained by the Planning Department) plus (b) five sets of large blue-line or black-line plus (c) one set of 11"x17" final approved plans must be on file with the City. *Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans.* (The applicant need only submit additional blue-line/black-line sets of drawings or individual sheets, as needed, to make five complete sets - consult the Planning Department.) At the discretion of the Planning Department minor changes to drawings (as required in precedent condition, above) may be marked by hand. Note. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings. (The primary set of plans was last received August 17, 2010.)

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1)# The plat (mylar) and this notice of decision (per RSA 676:3 III) must be recorded at the Strafford County Registry of Deeds within two (2) calendar months to the date the plat is certified (e.g. if certified September 9th it must be recorded by November 9th). See RSA 478:1-a regarding plat requirements. **Failure to comply with this requirement herein shall render the subdivision null and void.**
- 2) The project must be executed exactly as specified in the approved application package unless modifications are approved by the City.
- 3) 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.
- 4) It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester Code Enforcement Department at 332-3508 regarding building permits.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

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

Sincerely,

Michael Behrendt
Chief of Planning

cc: Norway Plains Associate
Sharon Weeks
File