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Modification to Approved Project
City of Rochester, New Hampshire

Case # 117-3-2-R2-13 Property Address 23 Glenwood Avenue

Type of project: Site Plan X; Subdivision ; Line Adjustment ; Other

Project name Glenwood Manor

Date of original Planning Board approval August 7, 2013

Description of modification The project was approved with the added restriction, that the elderly housing be 62 years of age and up. This was based on the financing the developer was pursuing at the time of approval. The Planning Board asked that in the event the developer wished to have the condition changed to the ordinance requirement of 55 years and up, that they file for a modification and come to the Planning Board to make them aware of the request to change the condition to 55 years and up for elderly as allowed by the ordinance. Zoning Ordinance Chapter 42.23(c)(26)(H) "Special Exception, Elderly Housing" reads:

"(H) The owner and/or developer of an elderly housing project for which a special exception is sought shall be required to enter into a written agreement with the City of Rochester restricting the dwelling units within such a project to occupancy by persons fifty-five (55) years of age or older. Such occupancy restriction shall also be incorporated in and appear on the face of any subdivision or site plan review plan approved by the Rochester Planning Board with respect to such elderly housing project and shall be a Planning Board Condition

imposed upon any such elderly housing project to incorporate such occupancy restriction in any condominium declaration or similar documents regarding such project."

The Zoning Board Granted the Special Exception outlined in 42.23(c)(26) allowing elderly housing on March 13, 2013, Case #2013-08.

Name of applicant or agent filling out this form Richard R. Lundborn, P.E.

Phone Number: (603) 335-3948 Email Address: rlundborn@norwayplains.com

Applicant? _____ Agent? X Today's date 11/19/13

Please note: Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification. For very simple matters ("administrative modifications") approved by staff, there is no fee.

----- Office use below -----
Fee paid? Yes ☒ No _____ Check # 12927 Staff initials that check received CAD

Modification approved _____ Modification denied _____ Date of Planning Board action _____

Conditions _____

Signature: _____ Date: _____