



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

NOTICE OF DECISION

September 22, 2011

Chelsea and Bernie Taylor
81 Oak Street
Rochester, NH 03839

RE: Change of use to operate a daycare center for 46 children in a location previously occupied by a daycare with state approval for 53 children. The prior facility had been closed after 30 years of operation. Case # 121-313-R1-11

Dear Chelsea and Bernie:

This is to inform you that the Rochester Planning Board at its September 19, 2011 meeting **APPROVED** your application referenced above.

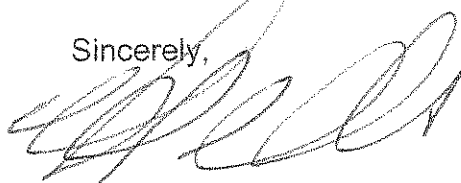
The change of use is approved subject to the following conditions:

- 1) Appropriate signage shall be placed in front of the parking areas designating them as parking areas and directing customers not to park in private driveways.
- 2) The applicant shall obtain approval for the Day Care Center from the New Hampshire Department of Health and Human Services.
- 3) The section of chain link fence situated closest to North Street shall be relocated further back from North Street to be in line with the existing fence. The purpose is to accommodate additional parking spaces.
- 4) The two existing maple trees situated behind the fence shall be removed and the ground reclaimed to accommodate the additional parking spaces.
- 5) Base gravels shall be installed for parking in the area described in 3) and 4), above.
- 6) Conditions 1) through 5) must be met prior to issuance of a certificate of occupancy.
- 7) The parking area described above must be paved and striped for parking by June 30, 2012.

- 8) The maximum number of children permitted for the site is 46 (subject to any other limitations that may be imposed by the state).
- 9) The project must be in compliance with all applicable law – including all pertinent provisions of the City of Rochester Site Plan Regulations – unless otherwise waived.
- 10) This approval is for the change of use only. Life safety code and building code review will be required as part of the building permit process. Various requirements regarding the building design may be specified at that time.
- 11) The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 12) 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.
- 13) Please note. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws 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, revocations of permits/approvals, and referring violations to other agencies.
- 14) 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. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes.
- 15) A building permit must be issued and substantially acted upon or if no building permit is needed, then the applicant must establish her/his business on the site by October 1, 2012, or this approval shall be null and void.

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 a horizontal line.

Michael Behrendt
Chief of Planning

CC: File