



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

December 22, 2011

Steven K. Miller
95 Blackwater Road
Rochester, NH 03867

RE: Amendment to approved project to allow for 80 elderly housing units in lieu of the 51 standard units in the mill-style building. Case # 121-32, 32-1 & 37-B1-05

Dear Mr. Miller:

The amendment (including the special exception and variance as approved by the Zoning Board of Adjustment) was approved with the following terms:

- 1) This includes an amendment to precedent condition 1d) on the original approval to allow this requested change for the main mill-style building. That original condition did not permit any additional dwelling units.
- 2) The developer shall enter into a written agreement with the City of Rochester in accordance with subsection 42.23 (c) (26) (H), regarding elderly housing.
- 3) Prior to issuance of a building permit for this structure, the elevations for the other three sides of the building shall be approved by the Planning Board to ensure compliance with the intent of the original approval. The proposed elevations may be submitted at any Planning Board meeting. There shall be no public hearing and no fee involved. It is understood that the other three sides must be designed consistent with the character of the main façade.
- 4) Lighting shall be added on the bridge. It is recommended, but not required, that the applicant consider enhancing the lighting along the Riverwalk and adding video surveillance at the access to the footbridge. The lighting on the bridge and any other increase in lighting shall be approved by the Planning Board.
- 5) The condominium documents, if the building is still to be a condominium, will need to be amended and approved by the City prior to issuance of any building permit for the building

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Michael Behrendt
Chief of Planning

CC: Norway Plains Associates
File