



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

NOTICE OF DECISION

August 4, 2011

Joseph and Kelly Kerrigan
28 Charles Street
Rochester, NH 03867

RE: Site Plan for licensed child care center for sixteen children in one half of a 2,748 square foot duplex with a 17X23 foot play yard. Case # 125-210-R2-11

Dear Joe and Kelly:

This is to inform you that the Rochester Planning Board at its August 1, 2011 meeting **APPROVED** your application referenced above.

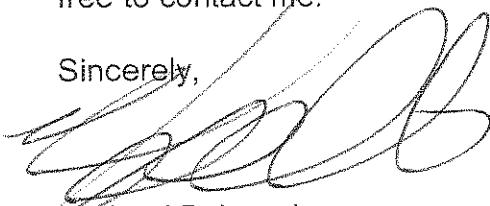
"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns. The application is approved subject to the following terms and conditions:

- 1) The permit to operate a day care center must be approved by the New Hampshire Health and Human Services Department, with a copy of the permit delivered to the Planning Department.
- 2) The applicant must comply with the New Hampshire State Building Code relative to change of occupancy if so determined by the Rochester Code Enforcement Officer.
- 3) A certificate of occupancy shall be obtained prior to use of the site for the day care center. The certificate of occupancy shall not be issued until conditions 1), 2), 8), and 10), herein, are met.
- 4) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval.
- 5) The maximum number of children permitted is 10. With one dwelling unit in the house, four off street parking spaces must be provided (one per five children permitted plus two per dwelling unit).

- 6) The applicant must oversee parking of her customers, employees, and tenants in order that there not be undue use of Charles Street for parking.
- 7) Given the sensitivity of Charles Street, a residential zone, signage must be deemed acceptable by the Planning Board. The sign must be non-illuminated or externally illuminated. Once the applicant has a sign design it shall be submitted to the Planning Department which will then forward it to the Planning Board. At the request of any board member the sign will be reviewed by the board. If there is no request, it may be approved administratively.
- 8) The applicant must cover or remove any lead paint on the outside of the house or garage, as may be specified by the New Hampshire Department of Health and Human Services, with confirmation of that department's approval submitted to the Planning Department.
- 9) Only five children may be allowed outside at play at any one time.
- 10) The narrow rectangular area behind the garage – adjacent to the Hoitt property, lot 211 - must be closed off so that it is inaccessible to children.
- 11) The certificate of occupancy must be obtained within one year (by August 1, 2012) of this approval will be null and void.
- 12) Hours of operation are restricted to 6:30 a.m. to 5:30 p.m. Monday through Friday.
- 13) There shall be no outside activity with the children prior to 9:00 a.m.

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 light blue circular stamp.

Michael Behrendt
Chief of Planning

cc: File