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

NOTICE OF DECISION

March 23, 2012

Associates in Family Dentistry
26 Derry Street
Hudson, NH 03051

RE: Site plan for a 2,400 square foot addition to an existing 4,000 square foot 2-story office building. Case # 131-5-B2-12

Dear applicant:

This is to inform you that the Rochester Planning Board at its March 19, 2012 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 buffer reduction/conditional use was approved.

Precedent Conditions

[Office use only. Date certified: _____ ; CO signed off _____; As-built's received? _____; All surety returned: _____]

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 September 19, 2012 - 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. Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void. See RSA 674:39 on vesting.

1) Plan notes. Add the following notes (or equivalent) to the plan drawings:
   a) "All elements shown on the approved site plan must be properly completed prior to issuance of a certificate of occupancy, unless appropriate surety is placed with the Planning Department."

   b) "Note that this approval is for the site plan only. Life safety code and building code review will be required as part of the building permit process when the construction plans are submitted. Various requirements regarding the building design may be

specified at that time."

c) "The stone drip edge is to be monitored on at least a semi-annual basis (spring and fall) to ensure proper operation."

d) "Any invasive species that might exist along the river bank must be removed as long as said removal complies with the Shoreland Protection Act."

2) Plan revisions. Revise the plans to include details for the construction of the depressed areas/rain gardens in keeping with the Cocheco River Local Advisory Committee recommendation.

3)# State plane coordinates. The plans are to be tied into the State Plane Coordinate System or $15.00 is to be contributed to the Monumentation Fund.

4) Inspections. The applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit to cover the expected costs of inspections, in an amount that is determined by the Public Works Department, unless the department determines that inspections are not required. (The inspections will be conducted by the City of Rochester Public Works Department or its designee. The applicant must pay for inspections - at an hourly rate as determined by the Public Works Department - of the site, including all new infrastructure serving the site.)

5) Preconstruction meeting. The pre-construction meeting agreement is to be signed by the property owner.

6) Other permits. All required state and federal permits must be obtained – including state shoreland permit, as appropriate - with copies of permits or confirmation of approvals delivered to the Planning Department.

7) Final drawings. (a) One set of mylar plus (b) five sets of large black-line plus (c) one set of 11"x17" final approved site plan drawings plus (d) one electronic version by pdf or CD 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 site plans.* (The applicant need only submit additional 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 February 7, 2012)

General and Subsequent Conditions

All of the conditions below are attached to this approval.

1)# Site work. **No site work may be undertaken until: a) all of the precedent conditions are met; b) the preconstruction meeting with City staff has taken place; c) all appropriate erosion and sedimentation control structures are in place.** These erosion and sedimentation control measures must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the City Planning Department to arrange for the preconstruction meeting.

2) As builts. Three sets of full size (measuring at least 22" x 34") or black line paper plus one full size mylar plus 1 set of 11" x 17" plus one digital pdf copy of the ***as-built site plans*** (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department ***prior to issuance of the Certificate of Occupancy*** (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans

approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications: ....". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the engineer/surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).

3) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.

4) Approval. 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.

5) Other permits. 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.

(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 Associates
File