

PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

April 23, 2012

Colby Footwear, Inc.
Don Silberstein
364 Route 108
Somersworth, NH 03878

Re: Site plan for a 69,142 square foot two story addition to an existing 30,372 square foot warehouse building. Case # 138-79 & 80-B2-R2-12

Dear Don:

This is to inform you that the Rochester Planning Board at its April 16, 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 waiver(s) 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 October 16, 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 modification. Make the following modifications to the plan drawings:
 - a) Add landscaping on the front and side of dumpster enclosure.
 - b) Remove the one parking space that encroaches most into the Oak Street right of way.

- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:

"All outside construction activity related to the development of this site is restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday".

- 3) Combine the two lots that compose the parcel.

- 4)# State plane coordinates. The plans are to be tied into the State Plane Coordinate System or \$373.05 is to be contributed to the Monumentation Fund.

- 5) 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. (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.)

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

- 7) Other permits. All required state and federal permits must be obtained - including alteration of terrain, dredge and fill, as appropriate - with copies of permits or confirmation of approvals delivered to the Planning Department.

- 8) Outstanding fees. Pay balance of any fees, including application fee, that are due.

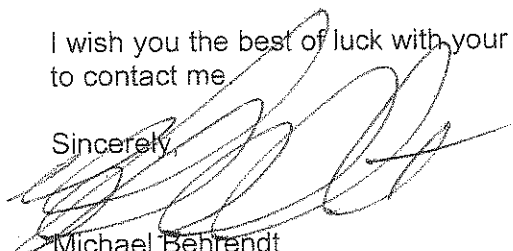
- 9) Drainage maintenance. A drainage maintenance agreement approved by Public Works must be executed.

- 10) Architecturals. The applicant must submit two 11" x 17" paper sets of full architectural elevations in color as approved by the board (one for Planning and one for Code Enforcement). These must include a scale and show building height.

- 11) 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 April 10, 2012.)

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