



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

NOTICE OF DECISION

October 20, 2011

Mr. Peter Rizzo
510 Sixth Street
Dover, NH 03820

RE: Amendment to approved subdivision to remove side walks, guard rail, and trees from approved plan. Case # 206-8-A-04

Dear Peter:

This is to inform you that the Rochester Planning Board at its October 17, 2011 meeting **APPROVED** your application referenced above.

Section A - four items requested as part of the amendment

- 1) The sidewalk may be eliminated.
- 2) The benches may be eliminated.
- 3) Street trees shall be installed on lots 3 and 7.
- 4) The guardrail to be installed shall be changed/reduced as specified below.
- 5) Twenty linear feet of guardrail shall be added in five places adjacent to five cross-street culverts: on both sides of the culvert closest to the cul de sac, on both sides of the culvert second closest to the cul de sac, and on the left side of the street (as one enters the subdivision) of the culvert closest to Chestnut Hill Road.
- 6) Forty linear feet of guardrail shall also be added on the right side of the road, in the vicinity of the drainage basin. The guardrail shall be installed in the relatively steep area alongside the road, extending from the ledge outcropping to a point situated forty feet back from the ledge outcropping toward Chestnut Hill Road.
- 7) No guardrail is needed except for in these six locations above.

- 8) These amendments are approved as specified above, subject to the following terms of this approval herein.

Section B - other items that must be addressed/corrected

- 1) Three of the four street lights are not functioning. The applicant shall coordinate with PSNH to make these functional. The applicant stated that he has placed a work order with PSNH for this (#1781036).
- 2) The applicant shall cut back the flexible inlet pipe in the cul de sac, as appropriate.
- 3) The applicant shall add pavement to the edge of the street where it meets the cul de sac to accommodate vehicles that are running off the pavement (as observed by rutting in the shoulder).
- 4) Appropriate cover shall be added over the culvert under the driveway serving Lot 8.
- 5) The cross-street culvert placed at an angle, closest to Chestnut Hill Road, which is presently heaving, shall be reset.
- 6) The two houses – for Daly and Campbell – that existed prior to the subdivision are served by above ground utilities. Underground utilities shall be provided to these two houses and the existing above ground utilities running to these two houses shall be removed. This shall be completed.
- 7) The shoulder on the left side of the road, alongside the wetland area as one enters the subdivision must be enhanced, with a level two foot wide level gravel shoulder. This shall be completed.
- 8) Install standard sign indicating that the street is not yet accepted by the City. This shall be installed.
- 9) Complete the wearing course of the street.
- 10) Install vegetative buffer adjacent to Daly lot as shown in the approved plans.
- 11) Pave driveway serving Daly lot in accordance with subdivision approval.
- 12) Install a "Dead End" sign.
- 13) A cobrahead light will be installed on the electric pole on Chestnut Hill Road, by the City of Rochester, in accordance with City policy.

Section C - street maintenance/plowing, trash pickup, and conveyance of street

- 1) In accordance with City Ordinance 19.3, the City of Rochester (through its arrangement with Waste Management) will not collect rubbish generated from houses within this subdivision until the new street is formally accepted as a city street. Until such time as the new street is accepted: a) the developer shall be responsible for making arrangements for the collection of rubbish, either from a dumpster that he/she shall place in an appropriate location on site or via curbside pick up; and b) individual property owners may not place

any rubbish at the street (or on any other public streets in the city). If the garbage is not picked up as required, then the City may use the surety for this purpose.

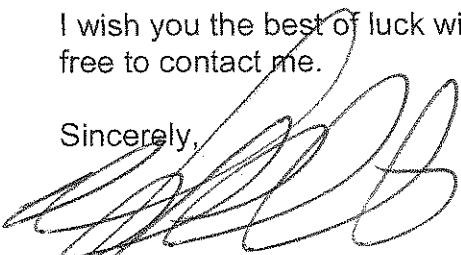
- 2) It is the applicant's responsibility to provide for trash pickup.
- 3) Submit copy of current contract with Waste Management for garbage pick up.
- 4) The developer is responsible for the maintenance of the street at all times until it is accepted by the City of Rochester. The developer must provide appropriate maintenance including snowplowing services in order to allow safe passage for residents, emergency vehicles, and service vehicles. The City of Rochester may use any surety attached to this project to provide the necessary maintenance, if the developer fails to provide this maintenance, as determined by the City.
- 5) Submit copy of current contract with company for plowing of the street this coming winter.
- 6) All other conditions of the Planning Board's July 26, 2005 approval of the subdivision apply.
- 7) It remains the responsibility of the applicant to address any outstanding items on the approved subdivision plan prior to conveyance of the street, or earlier should this be necessary due to public safety or significant public convenience.

Section D - other issues

- 1) The surety amount must be updated in an amount determined by the City Engineer.
- 2) Surety documents will be developed by the City Attorney (Peter Loughlin).
- 3) This approval herein shall be recorded at the Strafford Registry of Deeds by December 19, 2011.
- 4) This project is continued to the Planning Board meeting on December 19, 2011. Please plan to attend this meeting.
- 5) All of the conditions herein in Section A – 3, 5, and 6; Section B – 1 through 12; Section C – 3 and 5; and Section D – 1 and 3 must be completed by December 19, 2011. If they are not completed by December 19, 2011, the Planning Board may grant an extension. If they are not completed by the extension date, the Planning Board, at its reasonable option, may secure the surety and arrange for the outstanding items to be completed, as it sees fit.

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: File