



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

NOTICE OF DECISION

October 21, 2010

Jayson Stoddard
15 Nile St.
Dover, NH 03820

RE: Site Plan for a 1600 square foot automotive repair shop in an existing garage
Case # 210-43-B2-10

Dear Mr. Stoddard:

This is to inform you that the Rochester Planning Board at its October 18, 2010 meeting **APPROVED** your application referenced above as submitted.

The application was approved subject to the following terms and conditions:

- 1) The application is approved as submitted subject to the following terms and conditions.
- 2) Conditions 5-10 herein must be met prior to issuance of a certificate of occupancy for the garage.
- 3) This approval allows for any reuse of the front left building (labeled B on the submitted drawings) for sales, service, or office use (except for medical-related office uses) without further site plan review.
- 4) A sign permit must be obtained prior to installation of any signs on site".
- 5) MSD sheets must be submitted to the Fire Department for the garage.
- 6) A handicap sign and handicap striping for a van must be added to the parking space on the far left in front of the automotive garage at the rear.
- 7) Add a "Do Not Enter" sign at the back end of the northerly driveway, behind building B. The northerly driveway is one way, entrance from Route 125. The southerly driveway is two way.

- 8) A dumpster must be installed at the right rear of the property, just behind the parking space labeled #9, on the side of building C. The dumpster must be fenced on all four sides with an opaque fence six feet in height (stockade or slatted chain link). The dumpster must have a cover.
- 9) Stripe 1 additional parking space at the rear for a total of 8 required spaces for the garage (three spaces per bay + 1 per employee) or mark on the plan 2 additional spaces that could be used as overflow when needed.
- 10) All required state and federal permits must be obtained with copies of permits or confirmation of approvals delivered to the Planning Department.
- 11) All liquid waste materials from the garage must be handled in accordance with NHDES regulations and best management practices, including storage in appropriate tanks and drums and removal by authorized haulers.
- 12) The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 13) 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.

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: Josh Rapp
Thaun Bui
File