



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

NOTICE OF DECISION

July 15, 2010

Kristen & Edward Everett
103 Betts Road
Rochester, NH 03867

RE: Site plan for food concession trailer, Norway Plains Rd. Case # 222-59-1-B2-10

Dear Mr. and Mrs. Everett:

This is to inform you that the Rochester Planning Board at its July 12, 2010 meeting **APPROVED** your application referenced above.

The proposal is approved under the following terms and conditions:

- 1) Railroad ties (or equivalent) will be placed along the entrance drive to direct vehicles.
- 2) Railroad ties (or equivalent) will be placed along Milton Road (roughly in line with the utility poles) to prevent vehicles from entering the site there.
- 3) If boulders are to be used for 1) and 2), above, the applicant shall submit photos of examples of the boulders to the Planning Department which shall forward them to the Planning Board to ensure they meet the intent of the approval.
- 4) "No parking" signs shall be placed on the subject lot alongside Milton Road.
- 5) Arrangements shall be made with an appropriate hauler to pick up trash on a regular basis.
- 6) Planters will be placed in front of the railroad ties to prevent vehicles from parking on Milton Road.
- 7) The portapotty must be handicap accessible and screened on three sides (not at the rear)
- 8) Electric may be placed above ground from an existing pole to one new pole.

- 9) There will be a paved apron from Norway Plains Road for the access point as shown on the drawing. This will lead to a minimum 20 foot wide gravel driveway.
- 10) Railroad ties will mark parking spaces. The layout of the parking may be rearranged on site in coordination with Public works.
- 11) A silt fence must be installed along the edge of construction prior to ground disturbance.
- 12) The parking and drive areas must be clearly demarcated and distinguished from other open areas on site.
- 13) The applicant shall coordinate with the City Engineer on the design on site. The City Engineer may authorize reasonable adjustments on site consistent with the intent of this approval.
- 14) There may be no encroachment into the wetland buffer.
- 15) Wastewater from the trailer must be removed by a business authorized to do this (such as the business to remove wastewater from the portapotty).
- 16) A fire suppression system and any other necessary elements of the trailer as stipulated by the Fire Department must be installed.
- 17) No freestanding advertising sign will be placed. One is proposed to be placed on the trailer. If a freestanding sign is proposed it shall be forwarded to the Planning Board by pdf. The board may review the sign at the request of any member.
- 18) If any lights are proposed they must be situated only on the trailer and must be fully shielded. Freestanding lights would need to be presented to the Planning board.
- 19) A preconstruction meeting with City staff must be held prior to any ground disturbance on site.
- 20) A food license from Code Enforcement is required.
- 21) A waiver is needed for gravel driveway and parking. The Site Plan Regulations require pavement. This approval includes a waiver to allow for gravel.
- 22) All necessary improvements stated herein must be completed prior to issuance of a food license.
- 23) If a food license is not issued by October 15, 2010 this approval is null and void.
- 24) The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 25) 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.

- 26) Please note. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 27) 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.

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