



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



NOTICE OF DECISION

NOTE: THE
LOT LINE ADJUSTMENT
BETWEEN LOTS
242-5 AND 242-6
IS NULL AND VOID
SINCE 2012 LOT LINE
ADJUSTMENT

January 27, 2012

Ms. Melodie Esterberg, Director Public Works
City of Rochester
31 Wakefield Street
Rochester, NH 03867

RE: Road layout and lot line adjustment for expansion of Granite State Business Park
Case # 242-3&4, 5&6-12-11

Dear Melodie:

This is to inform you that the Rochester Planning Board at its January 23, 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) for fees and for showing wetlands and utilities were granted.

Precedent Conditions [Office use only. Date certified: _____ ROD received? _____]

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 July 23, 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. See RSA 674:39 on vesting.

- 1) Plan modifications. The plan drawings are to be modified as follows:
 - a) Add approval block on each page of drawings for signature of Planning Department. It should read: "Final Approval by Rochester Planning Board. Certified by _____ Date _____"
 - b) On the drawing for lots 242-3&4, show easement for access to lot 242-3 across the land being conveyed to lot 242-4. Add note that the easement will terminate at such time that Airport Drive is relocated to provide direct access to lot 242-3.

- c) On the drawing for lots 242-5&6, clarify that the lots are zoned Industry 2 and Agricultural. Change the dimensional regulations to those for Industry 2.
 - d) Correct spelling for "Amarosa" on drawing for lots 242-3&4.
 - e) Note that the owner of lot 242-3 is Airport Drive Business Park Condo Association c/o Amarosa Perkins Dev. LLC.
- 2) Plan notes. Add the following notes (or equivalent) to both plan drawings:
- a) "The approval for this lot line adjustment included approval for a separate but related lot line adjustment. The two lot line adjustments are for lots 242-3 and 242-4 & lots 242-5 and 242-6, respectively."
 - b) Include Subdivision Approval statement (Section 4.2.10 from Subdivision Regulations) pertaining to diligent adherence to terms and conditions.
- 3)# Notarized deed. The applicant must submit to the Planning Department a copy of the signed and notarized deed for lots 242-3 and 4 which will effect the conveyance of the affected land (the land within the lot lines being adjusted). (After the plat is certified by the Planning Department the original deed and the plat will then be recorded simultaneously (see below). The deed may refer to the plat and state that the conveyance is not effective until such time as the plat is certified and all documents are recorded.) *This requirement is waived if the same party owns both lots (see subsequent condition, below).*
- 4) Final drawings. (a) One set of mylar plus (b) six sets of large black-line plus (c) one set of 11"x17" final approved plans 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 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 December 30, 2011.)

General and Subsequent Conditions

- 1) This approval is for two separate but related lot line adjustments: one for lots 242-5 and 242-6 and one for lots 242-3 and 242-4.
- 2) This approval is also for a revised layout of Airport Drive as depicted in the application package. The approval covers the basic reconfiguration of Airport Drive. Technical aspects of the road layout – including drainage, grading, utilities, road cross section, and bridge design – have not be reviewed as part of this approval. As a City project, the City of Rochester Public Works Department shall oversee the technical design and engineering aspects of the road layout.
- 3) Note. As part of a prospective future site plan on lot 242-6, as presently planned, a resubdivision will likely be needed to create the new right of way for the street serving that site.
- 4)# Recording. Each of the two plats, this notice of decision (per RSA 676:3 III), and the deed for lots 242-3 and 4 (along with that plat) must be recorded together at the Strafford County Registry of Deeds within two calendar months to the date the plat is certified (e.g. if certified September 9th they must be recorded by November 9th). See RSA 478:1-a regarding plat requirements. **Failure to comply with this requirement herein shall render the lot line adjustment null and void.**

- 5) Execution. The project must be executed exactly as specified in the approved application package unless changes are approved by the City.
- 6) 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.
- 7) 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.

(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).

all conditions marked # AOT -0371 4/23/12
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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: Economic Development
Norway Plains Associates
File