

**PLANNING & DEVELOPMENT DEPARTMENT**  
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(603) 335-1338 - Fax (603) 335-7585  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

**NOTICE OF DECISION**

January 27, 2012

Mr. Joseph Shields  
The Frisbie Foundation  
11 Whitehall Road  
Rochester, NH 03867

Re: Site Plan to construct an approximately 8,000 square foot medical office building at the existing Rochester Hill Family Practice site. The proposed medical office building will become the new location for Rochester pediatrics. Case # 243-38-1-A-11

Dear Joe:

This is to inform you that the Rochester Planning Board at its January 23, 2012 meeting **APPROVED** your application referenced above.

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"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 the light poles 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 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. 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) Street addressing for the existing and proposed buildings shall be changed to conform with City requirements and shall be approved by the City Assessor/MIS Director.

- b) Eliminate or modify note 11. regarding easement for Society for Protection of NH Forests, as appropriate, in accordance with precedent condition, below.
- c) Note 24. regarding knox box should say, "provided".
- d) Show that the dumpster must have a fence/gate on all sides that is the height of the dumpster or six feet whichever is greater.
- e) Add two stop signs where the driveways enter the roundabout.
- f) 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 \_\_\_\_\_"

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

- a) "All elements shown on the approved site plan must be properly completed prior to issuance of a certificate of occupancy, unless appropriate surety is placed with the Planning Department."
- b) "This project proposes to disturb over one acre of existing ground cover and meets other specific requirements related to permit criteria for EPA NPDES compliance. The Contractor is responsible for development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), submission of a Notice of Intent (NOI) to EPA, inspection and maintenance of sediment control measures, documentation of maintenance activities, and submission a Notice of Termination (NOT) to EPA. The Contractor is also responsible to comply with any or all other aspects of current Federal, State and Local storm water or NPDES regulations or requirements."
- c) "The applicant shall obtain a Stormwater Management permit from the Public Works Department (unless determined to be unnecessary by the City Engineer) and follow the requirements of City Ordinance Chapter 50. The permittee shall prepare a written plan for managing stormwater that enters the construction site and shall present it to the inspection engineer at the pre-construction meeting. The permittee shall follow Best Management Practices to prevent erosion in areas where the soil has been disturbed."
- d) "The sewer impact contribution must be paid in full, to the Code Enforcement Department, prior to the issuance of a certificate of occupancy. The sewer impact is a one time payment of \$2.00 per gallon for average daily flow."
- e) "Note that this approval is for the site plan only. Life safety code and building code review will be required as part of the building permit process when the construction plans are submitted. Various requirements regarding the building design – possibly including a sprinkler system - may be specified at that time."
- f) "The contractor must submit an FAA Form 7460-1 a minimum of 60-days prior to the start of construction to ensure that it will not negatively impact flights in and around Skyhaven Airport. The application must include any cranes that might be used. Bill Hopper at Pease Development must be copied on the application and notified of the results at [B.Hopper@peasedev.org](mailto:B.Hopper@peasedev.org). The application can be accessed at [http://www.faa.gov/documentLibrary/media/form/faa7460\\_1.pdf](http://www.faa.gov/documentLibrary/media/form/faa7460_1.pdf)."
- g) "If the generator is an emergency generator then the distance between the generator and the transformer shall be as specified in the manufacturer's instructions."

3) Process numbering/renumbering of three buildings on the subject lot, as described in 1), above.

- 4) Submit documentation confirming that the easement for the Society for Protection of NH Forests, through the subject property has been terminated.
- 5) Submit revision of existing freestanding sign to include new building as pdf, which will be forwarded via email to the Planning Board. The revision may be approved administratively by the Planning Department unless any board member requests it be presented to the board.
- 6) Driveways. Obtain driveway permit from NHDOT for the expanded use of this site.
- 7)# 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.)
- 8) Sewer discharge fee. The sewer discharge permit of \$50.00 is to be paid to the Planning Department (this is for any new connection to sewer which will exceed 500 gallons per day).
- 9) Preconstruction meeting. The pre-construction meeting agreement is to be signed by the property owner.
- 10) Other permits. All required state and federal permits must be obtained – including amendment to the alteration of terrain permit, as appropriate - with copies of permits or confirmation of approvals delivered to the Planning Department.
- 11) Outstanding fees. Pay balance of application fee that is due.
- 12) Drainage maintenance. A drainage maintenance agreement approved by Public Works must be executed.
- 13) 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.
- 14) 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 December 30. Pages C1-C4 were last received January 18.)

#### General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1)# Site work. **No site work may be undertaken until:** a) **all of the precedent conditions are met;** b) **the preconstruction meeting with City staff has taken place;** c) **the prominent orange fence along the edge of the wetland buffer, if any are present (referred to in precedent condition, above) is installed;** and d) **all appropriate erosion and sedimentation control structures are in place.** These erosion and sedimentation control measures and the orange fence must be in place prior to the pre-construction meeting in order that they may be

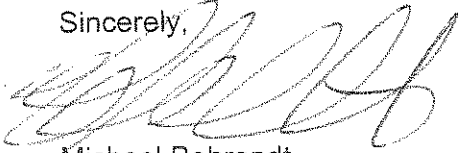
inspected at the meeting. Contact the City Planning Department to arrange for the preconstruction meeting.

- 2) Erosion control. All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
- 3) As builts. Three sets of full size (measuring at least 22" x 34") or black line paper plus one full size mylar plus 1 set of 11" x 17" plus one digital pdf copy of the as-built site plans (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department prior to issuance of the Certificate of Occupancy (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications: ....". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the engineer/surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).
- 4) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 5) 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.
- 6) Violations. 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.
- 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. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes.

(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).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Behrendt', written over a light blue horizontal line.

Michael Behrendt  
Chief of Planning

cc: Norway Plains Associates  
File