



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

September 16, 2010

Homemakers Health Services
Ms. Claudette Boutin
215 Rochester Hill Road
Rochester, NH 03867

RE: 2 lot subdivision to create new lot for DGH Builders' 40 bed assisted living facility.
Case # 243-39-PUD-10

Dear Ms. Boutin:

This is to inform you that the Rochester Planning Board at its September 13, 2010 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.

Precedent Conditions [Office use only. Date certified: _____ ROD received? _____ As built 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 commencement of any site work 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 – by March 14, 2011 - 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) Add the following note (or equivalent) to the plan drawings: "It is understood that the applicant on the related site plan project will be responsible for building the road. No certificate of occupancy will be issued until the road is completed to a condition deemed satisfactory to the City Engineer".
- 2)# 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.) With staff approval, the applicant may pay the deposit at the preconstruction meeting.

- 3) Obtain driveway access permit from NHDOT or confirmation that none is needed
- 4) The pre-construction meeting agreement is to be signed by the property owner.
- 5) The plans are to be tied into the State Plane Coordinate System or funding is to be contributed to the Monumentation Fund.
- 6) A drainage maintenance agreement approved by Public Works must be executed.
- 7) The subject property or a portion of it is presently in Current Use. The applicant must provide to the City of Rochester Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administrative Rules are satisfied. We encourage you to contact the Assessing Department at 332-5109 as soon as possible to discuss with them the financial ramifications of converting current use land. It will facilitate the process for you if contact the department well in advance of commencing the project.
- 8) (a) Two sets of mylars (or one mylar and one acetate/washout; one recording mylar will be recorded at the registry and one full set will be retained by the Planning Department) plus (b) five sets of large blue-line or black-line plus (c) one set of 11"x17" final approved plans 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 blue-line/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)

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: Norway Plains Associates
DGH Builders
File