



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

NOTICE OF DECISION

June 23, 2011

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

RE: 2-lot subdivision to create 4-acre lot for the construction of a new medical office building. Case # 243-39-A/PUD-11

Dear Ms. Boutin:

This is to inform you that the Rochester Planning Board at its June 20, 2011 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? _____]

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 December 20, 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) 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) Eliminate setbacks shown for the lot

- 2) Add the following notes (or equivalent) to the plan drawings:
 - a) "No infrastructure is being constructed as part of this subdivision. Construction and connection of utilities, drainage, access, and other infrastructure will be required as part of any future site plan."
 - b) "All utilities to the new lot must be underground."
 - c) "See the Homemakers Planned Unit Development, June 2, 2003, on file in the Planning Department for more information. The PUD states 'The commercial building [for this lot] is designated for uses that would serve and be complementary to the PUD. The preferred use (but not required) is for a restaurant, café, community center, possibly a pub/tavern, or church. Office use would also likely be appropriate but is a secondary choice. Development of this particular site shall be subject to strict review and reasonable discretion by the Planning Board to ensure that the use, design, and treatment of parking is harmonious with the intent of this provision and the PUD.' "
 - d) "This PUD is exempt from section 42.19 Conservation Overlay District, but the applicant is encouraged to comply with the buffer and other provisions of this section. The PUD requires all structures to be set back at least 25 feet from wetlands."
 - e) "Per the PUD, setbacks shall be established when the lot is developed."
 - f) "This lot must be served by City water and sewer."
 - g) "The master plan calls for the road fronting this lot to become a City street at some time in the future when the PUD is significantly developed. It is uncertain at this time, when and if the road will be conveyed to the City."
- 3)# Set boundary markers (actually physically set in place in the field) and note on plans ("marker set" or equivalent)
- 4) 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 you contact the department well in advance of commencing the project.
- 5) (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 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 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 April 5, 2011.)

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1)# The plat (mylar) and this notice of decision (per RSA 676:3 III) must be recorded at the Strafford County Registry of Deeds within two (2) calendar months to the date the plat is certified (e.g. if certified September 9th it must be recorded by November 9th). See RSA 478:1-a regarding plat requirements. **Failure to comply with this requirement herein shall render the subdivision null and void.**
- 2) The project must be executed exactly as specified in the approved application package unless modifications are approved by the City.
- 3) 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.
- 4) 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).

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
File