



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

Notice of Decision of Minor Site Review

Applicant:	83 Highland Street Holdings LLC, James Potter
Project location:	83 Highland
Type of project:	Addition to a Vehicle Service operation
Case #	107-1-NMU-23
Date of decision:	May 25, 2023

Dear Mr. Potter,

Your application for a proposed addition to an existing carwash at 83 Highland Street (Tax Map 107 Lot 1), has been **approved** by the Special Site Review Committee.

Please note that Vehicle Service businesses are not permitted in the Neighborhood Mixed Use Zone. This proposal is considered a natural expansion of a nonconforming use. The proposal is not considered to intensify impacts to the site or surrounding properties.

The following conditions shall apply:

1. Please provide notice to the Commissioner of the NH Department of Environmental Services, 60 days prior to operating the upgraded facility bay to help ensure compliance with Chapter 200-7(Q).
2. The property originally required a drainage easement to be recorded to benefit the City of Rochester. Please provide a recorded copy of the easement. The City does not currently have confirmation that this easement has been recorded.
3. Water & Sewer Connection permits shall be filed with the Department of Public Works. Even though this is an existing operation, the expansion may require additional sewer discharge or water usage.
4. Egress shall be maintained and well-marked. Wash bay doors are an acceptable means of egress if they are operable from the inside without electricity. Equipment shall not block access to the means of egress.
5. If any new signage is proposed or existing signs are to be altered, a sign permit must be obtained from the Building and Licensing Department.
6. Any lighting proposed shall not be considered a nuisance as per Zoning Ordinance 275-28.4, and follow the restrictions below:
 - a. All exterior lights shall be designed, located, installed, and directed in such a manner so as to prevent glare and objectionable light trespass onto neighborhood properties or roads.

- b. Any new light installations shall be in compliance with the lighting requirements under the Site Plan Regulations.
 - c. Lights pointed in the direction toward any adjoining property or any road shall not be used. Floodlights may only be used in accordance with the lighting requirements under the Site Plan Regulations.
7. Ensure existing landscaping is maintained on site as per original Site Plan approval. (September 22, 2003)
8. 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's Building, Zoning and Licensing 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. Finally, please contact the Department of Public Works for any stormwater, sewer, or water permits or fees that are required.
9. Execution. The project must be built and executed exactly as specified in the approved application unless changes are approved by the City.
10. 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.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

Thank you for working with City Staff through this process. If you have any questions, please contact the Planning Department (603-335-1338).

Sincerely,



Ryan O'Connor,
Senior Planner

cc: File
SP-23-10