



PLANNING & DEVELOPMENT DEPARTMENT

City Hall Annex

33 Wakefield Street

Rochester, New Hampshire 03867-1917

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Web Site: www.rochesternh.gov

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

August 14, 2023

Fieldstone Land Consultants, PLLC
Michael Ploof
206 Elm Street
Milford, NH 03055

**Re: 3-Unit Condominium Conversion, 303 & 305 North Main Street.
Case# 114 – 8 – HC – 23**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its August 7, 2023 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: _____; CO signed off? _____; As- Builts 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 February 7, 2024 - 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. Please delineate locations of Common Areas on the plan.
 - b. Assessing will provide parcel numbers to each unit. Please including these on revised plans.
 - c. Please show existing sewer and water services on Condominium plan.
 - d. Please show air and water quality monitoring wells on the plan.
- 2) Draft Condominium Declaration documents must be submitted to the Planning Department for review prior to recording. Site use restrictions and monitoring responsibilities must be noted within the condominium declaration.
- 3) State plane coordinates. Plans must be tied to New Hampshire State Plan Coordinates and include a minimum two points showing a Northing and Easting in NH State Plane North American Datum 1983 coordinates. Elevations to reference North American Vertical Datum of 1988.
- 4) Final Drawings. (a) four sets of large black-line plus (b) one set of 11" x 17" final approved site plan drawings (c) one electronic version by pdf and a CAD drawing (dwg or dgn file format) referencing NH State Plane North American Datum 1983 coordinates 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 the precedent conditions above) may be marked by hand. Note: If there are significant changes 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. Once the plan is recorded at the Registry of Deeds, submit two 11x17 recorded copies of the plan. Assessing will need an 11x17 recorded copy of the plan.
- 5) Recording. The plat, this Notice of Decision, and associated Declarations or Easements (per RSA 676:3 III), shall be recorded together at the Strafford County Registry of Deeds within six calendar months to the date the plat is certified (e.g. if certified September 9th they must be recorded by March 9th). See RSA 478:1-a regarding plat requirements. Failure to comply with this requirement herein shall render the Condo Subdivision null and void.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

1. Execution. The project must be built and executed exactly as specified in the approved application unless changes are approved by the City.

2. Approvals. 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.
3. 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.
4. 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.
5. 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.

Sincerely,


Shanna B. Saunders,
Director of Planning & Development

Cc: File

COND-23-3