



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning and Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

September 9, 2019

Norman & Staci Vetter
P.O. Box 181
Rochester, NH 03866-0181

RE: 22 South Main Street
Tax Map 120 Lot 363 Downtown Commercial Zone

Dear Mr. & Mrs. Vetter,

I have reviewed your project narrative for a Special Downtown review to change to change the use from vacant office space (previously a bank) to a mixed-use building with the first floor and basement to be used as a restaurant and/or commercial space and the second floor to be converted into apartments consisting of one (1) and Two (2) bedroom units.

Following a review of the Zoning Ordinance, and Planning Board vote at the August 5, 2019 meeting this use is an allowed use and will not require further review through the Site Plan Review process. Further review by this Department is not necessary because you are not adding a new building or parking spaces and your proposed use will not have a significantly different impact on the City of Rochester. Please submit a project narrative for the commercial uses for the building before they are established. Also follow approved Historic District Commission Certificate of Approval.

I have received written comments and feedback from the parties listed above and the Planning Board Representative. The concerns and the resolution are listed below:

| Source | Comment(s) & Concern(s) | Resolution |
|---|--|---------------------------------|
| Building, Zoning, and Licensing Services | No issues. | NA. |
| Fire Department | Commercial to residential falls within the 'change of use' definition in the fire and life safety codes. Plans will need to be provided that show the project and end result meets the requirements of these two codes. | Prior to building permits |
| Police Department | No issues. | NA |
| DPW | There is no record of backflow testing for this property. A device needs to be installed immediately and tested prior to any work commencing. There is no record of backflow testing for this property. A device needs to be installed immediately and tested prior to any work commencing. High Hazard RPZ backflow prevention device would be required. Also, if a new | Condition of approval |

| | | |
|--|--|--|
| | connection to the water system for Fire Suppression is required from BZLS or FD then DPW (specifically Ian) would need to review it for either Double Check Valve Assembly or Reduced Pressure Zone back flow prevention requirements. | |
|--|--|--|

Please note that any signage will require the submission of an application for a permit from the Building Zoning Licensing Services Department.

*** It is the applicant's responsibility to obtain any other applicable permits from local, state, and federal agencies. Please contact the City of Rochester Building, Zoning, and Licensing Services Department at 332-3508 to apply for any necessary permits or licenses, including a building permit, sign permit, second hand dealer's license, food license, and certificate of occupancy when applicable. You should also contact the Fire Department at 335-7545 to discuss anything they may require.**

Congratulations, I wish you the best of luck at this location. Please feel free to call me with any questions or concerns.

Sincerely,



Michelle Mears, AICP
Senior Planner

cc: Viewpermit TPL 18-109
File