



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:	Nomain Kingdom LLC; Andy Yau
Project location:	129 & 135 North Main Street
Type of project:	Change of Use; (Commercial to Residential)
Case #	121-346 & 347-DTC-23
Date of decision:	April 27, 2023

Dear Mr. Yau,

Your application for the proposed Change of Use to create additional dwelling units and remove the commercial uses at 129 & 135 North Main Street, has been **approved** by the Special Site Review Committee.

129 North Main Street (Tax Map 121 Lot 347) has been approved to be converted to six (6) dwelling units with no commercial units.

135 North Main Street (Tax Map 121 Lot 346) Has been approved to be converted to four (4) dwelling units with no commercial units.

The following conditions shall apply:

1. Available parking and travel lanes must be delineated at the rear of the property. This may be done by signage or striping. The purpose is to maintain a travel lane and access for emergency vehicles.
2. The dumpster to be installed must meet Site Plan Regulations, Section 9(D).
 - a. Disposal areas shall be fully enclosed and screened from the street and from abutting properties by a fence, a wall, vegetation, or another method to a height of 6 feet or, where a dumpster is used, 6 feet or 1 foot above the height of the dumpster, whichever is greater.
 - b. All dumpsters shall be placed on a suitable surface. When there will be intensive usage, the dumpster shall be located on a minimum 6-inch thick concrete pad
 - c. Solid waste facilities shall be strategically located in order to minimize visibility from the street; minimize visibility and the impact of odors, noise, and flyaway trash upon abutters; and allow for easy access and removal.
3. The property must comply with all Fire Department regulations, including the following:
 - a. Prior to occupancy of the additional units, a sprinkler and fire alarm system must be installed. Plans will be reviewed upon submittal.
 - b. Two-hour separation must exist between the different occupancy types. Please contact the Fire Department for and clarification.

- c. Primary and Secondary egress will be required for conversion of the attic space to a dwelling unit.
 - d. A Knox-Box may be requested for the property.
- 4. Prior to occupancy of the space, each building must be addressed and meet all E911 standards. Please coordinate with the Planning Department to readdress the property prior to building permit submittal.
 - 5. The City has requested a vegetative buffer be maintained between the properties and the river. This area is within the floodplain and vegetation may assist in stormwater management.
 - 6. Please coordinate with Economic Development regarding requirements for a 79E application. Note that the Assessing Department will need to inspect the property to obtain a current valuation.
 - 7. 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.

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-23-7