



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Planning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

August 5, 2014

183 Washington Street, LLC
501 D.W. Highway, Unit F
Merrimack, NH 03054

Re: Site plan to construct Phase 2B of the Highfield Commons development.
Case# 237-8-1-PUD-14

Dear Applicant:

This is to inform you that the Rochester Planning Board at its August 4, 2014 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, 2015 - 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. **Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void.** See RSA 674:39 on vesting.

- 1) Plan modifications. The plan drawings are to be modified as follows:
 - a) SiltSoxx should also be placed between the proposed units and the proposed stormwater ponds, please add to the plan.
 - b) Add SiltSoxx around the "temporary staging and stockpile area".
 - c) There are two areas where the lights slightly illuminate wetland areas. To prevent this over illumination, these lights should be fit with shields; please update plans accordingly.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) Please amend the detail on Sheet 18 so that it specifies what size SiltSoxx is to be used on.
 - b) Please note on the plan that the road is a "private road".
- 3) Lighting. Please submit lighting details of all exterior lights to ensure they adhere to Section 6 of the Site Plan Regulations.
- 4)# Notarized Deed. Not applicable to this application.
- 5) Current use. The subject property or a portion of it is not presently in Current Use.
- 6) State Plane Coordinates. The plans are to be tied into the State Plane Coordinate System or a fee is to be contributed to the Monumentation Fund as determined by the Planning Department fee schedule.
- 7) Inspections. The applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit to cover the expected costs of inspections, in a amount that is determined by the Public Works Department. (The inspections will be conducted by the City of Rochester Public Works Department or its designee. The applicant must pay for inspections – at an hourly rate as determined by the Public Works Department – of the site, including all new infrastructure serving the site).
- 8) Pre-construction meeting. The pre-construction meeting agreement is to be signed by the property owner.
- 9) Other permits. All required state and federal permits must be obtained – including any water and sewer, as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 10) Drainage maintenance. A drainage maintenance agreement approved by Public Works must be executed. In addition, a stormwater operations and maintenance plan and schedule shall be submitted.

- 11) Final Drawings. (a) One set of mylar plus (b) six sets of large black-line plus (c) one set of 11" x 17" final approved site plan drawings 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 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 to 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 June 9, 2014).

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1) The drainage maintenance agreement should clearly identify the permanent operation and maintenance schedule for the proposed stormwater system and identify the responsible party. Copies of the Long Term Inspection and Maintenance Plan Checklist and Log should be made available to the City upon request.
- 2) Backflow preventers may be required on water line. The applicant will need to confirm with the Department of Public Works.
- 3) Fire sprinkler services should be provided to each building – Gate box covers for any fire service into a building shall have the word "FIRE" or have some other distinguishing symbol to indicate that it is not to be shut off.
- 4) Covers for any domestic services shall have the word "WATER" cast such that it is easily read.
- 5) Please work with City staff to confirm street name and unit numbers to conform to E-911 standards.
- 6) There shall be **no** Certificates of Occupancy given unless the following items have been completed within the timeline set by the Planning Board:
 - a) By October 30, 2014 the stone pile, job trailer, and container are to be moved to the phase 2 site.
 - b) By September 1, 2014 the street signs for Fillmore Boulevard and Pierce Drive must be installed.
 - c) By September 1, 2014 the developer is to give an update to the Planning Board in regards to the installation of street lights.

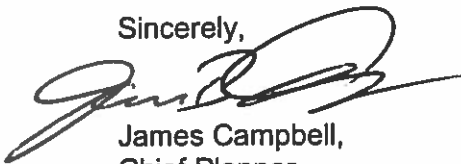
- 7)# **Site work.** No site work may be undertaken until: a) all of the precedent conditions are met; b) the pre-construction meeting with City staff has taken place; c) the limits of the proposed tree line are marked; and d) all appropriate erosion and sedimentation control structures are in place. These erosion and sedimentation control measures and the orange fence must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the City of Rochester Planning Department to arrange for the pre-construction meeting.
- 8) **Performance guarantee.** The applicant, prior to issuance of a building permit or beginning site work, shall provide site improvement and restoration security. The **performance guarantee** shall be an amount equal to 10% of the approved Construction Cost Estimate (including a 10% contingency) to ensure the proper and timely completion of site work and site restoration within the development. Before the subdivision/site plan can be recorded, lots deeded to third parties, or structure occupied the applicant shall provide a cost estimate of remaining site work including labor, and provide the City with a security equal to 110% of the estimated cost for remaining site work. (Any existing surety being held at this time may be considered toward this amount). This amount shall include preparation of as-built plans.
- Construction Cost estimate for this project shall be submitted for review and approval. Estimate shall be based on the Department of Public Works Construction Surety Schedule and shall include a 10% Contingency. Costs for items not specifically addressed in the Surety Schedule will be based on 1) City standards, 2) NHDOT weighted averages, 3) industry standards, or 4) contractor estimates.
- 9) **Variances.** Not applicable.
- 10) **Erosion control.** All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
- 11) **As builds.** Three sets of full size (measuring at least 22" x 34") or black line paper plus one full size mylar plus 1 set of 11" x 17" plus one digital pdf copy of the **as-built site plans** (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department **prior to issuance of the Certificate of Occupancy** (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications:

....". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the engineer/surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).

- 12) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 13) Approval. 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.
- 14) 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.
- 15) 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 Building, Licensing, and Zoning 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).

Sincerely,



James Campbell,
Chief Planner

cc: Hillside Design Group, LLC – Matthew Peterson
J. Grant, BZL Services(via email)
T. Mullin, Assessor(via email)
G. Young, City Engineer(via email)
File# 237-8-1-PUD-14