



## PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor

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Planning and Development  
Arts and Culture Commission

Historic District Commission  
Conservation Commission

### **Notice of Decision** **Minor Site Review**

<b>Applicant:</b>	ModSod Realty, LLC / Patrick O'Donnell
<b>Project location:</b>	393 Gonic Road
<b>Type of project:</b>	Change of Use to Physical Therapy Clinic
<b>Case #</b>	262 - 73 - HC - 14
<b>Date of site review:</b>	Tuesday, December 16, 2014
<b>Date of decision:</b>	Thursday, January 29, 2015

Dear Mr. O'Donnell:

This notice is to inform you that your application for Minor Site Plan Review, as presented, per Section 3.5 #2 as identified above, has been **Approved** by the Special Site Review Committee with the following conditions:

- Fire truck access areas (as shown on "Fire Truck Access Sketch" plan dated January 2015 must remain free and clear from obstructions at all times.
- Two parking spaces shall be established (graveled and signed as parking spaces) within the "gravel overflow parking area" that is shown on the site plan.
- Backflow preventer(s) are needed; please contact the Department of Public Works.
- Driveway culvert, detention pond, and swales are to be maintained by the property owner.
- New signs will require Sign Permits from the Building, Zoning, Licensing, Services Dept.

It is the applicant's responsibility to obtain any other applicable permits from local, state, and federal agencies. Contact the City of Rochester Building Safety Department at 332-3508 to apply for any necessary permits, including a building permit and certificate of occupancy when applicable. This approval is valid for one year. If a building permit has not been issued or work has not substantially begun on the site pursuant to this approval, then this approval shall be null and void.

**Please be advised: Any parties may appeal this decision to the full Planning Board if the appeal is filed within 20 days from the date of decision. If you decide to commence with the project before this 20-day period has expired, you do so at your own risk.**

Thank you for your cooperation in the review process. I wish you the best of luck with your project. If you have any questions please feel free to contact me.

Sincerely,

Seth Creighton, Chief Planner

cc: all via email January 29, 2015: Planning Board; J. Hale, Interim City Engineer; J. Grant, BZL Department J. Marsh, Economic Development Specialist; T. Mullin, Assessor; P. Cutrer, Fire Department; Scott Dumas, Police Department; File