



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
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

NOTICE OF MODIFICATION

June 3, 2015

Waterstone Rochester, LLC
145 Rosemary Street, Suite B
Needham, MA 02494
Attn: Douglas Richardson

Re: Modification to an approved site plan to increase total square footage from +/-272,300 sf to +/-290,582 sf, increase total parking from 1,300 to 1,346 spaces, length of select parking stalls increased from 18ft to 19ft, increase pedestrian areas in front of "anchor" building by a minimum of 5 ft and by a minimum of 4 ft in front of the "strip" building, adjust main parking field to accommodate wider pedestrian areas, infiltration areas within the main parking field have been reduced to accommodate wider pedestrian areas, accessible parking spaces near the southernmost end of the "anchor" building have been relocated on the end of the parking aisle, western most limit of pavement has been revised to meet tenant requirements, size and location of trash/recycling enclosures revised the proposed 29,000 sf "strip" building, patio on the northern side of the "strip" building has been revised, retaining wall along NH Rte 11 removed and replaced with a stacked stone slope, gravel wetland revised to increase volume, stormwater wetland added to northeast corner of development, mini roundabout added to "Marketplace Boulevard"; Waiver for parking requirements, Article III, Sections 5-E, Parking Lots, #5 and #7. Case # 216 – 11 – GRD – 15

Dear Applicant:

This is to inform you that the Rochester Planning Board at its June 1, 2015 meeting **APPROVED** your application referenced above with the following conditions:

- The precedent and general/subsequent conditions that were part of the original approval will still need to be adhered to.
- The applicant must submit to the Planning Department a traffic analysis/report authored by a traffic engineer which speaks to the proposed roundabout and curb cuts along the frontage road, and which also specifically compares the proposed road/curb cut amendments against the previously approved design.
- The applicant must provide more information regarding road design relative to fire truck maneuverability.
- The applicant shall reduce the number of curb cuts onto the access road.
- The applicant must incorporate planters/foundations plantings in areas where the sidewalk is shown to be 30' - 40' wide.

It is the applicant's responsibility to obtain any other applicable permits from local, state, and federal agencies. Contact the City of Rochester Building, Zoning, and Licensing 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.

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: Tighe & Bond
J. Grant, BZL Services (via email)
T. Mullin, Assessor (via email)
J. Hale, City Engineer (via email)
File