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

October 7, 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 +/-290,582 sf to +/- 309,209 sq ft, the 17,000 sq ft retail building has been replaced with a 35,000 sq ft retail building, approximately 8,2050 sq ft of wetland impacts are required for the above mentioned 35,000 sq ft retail building, total proposed parking increased from 1,346 to 1,358 spaces, additional accessible parking spaces and cart corrals have been added in front of the "Anchor" building, eight additional 5' x 12' raised planters have been added to the pedestrian area in front of the 29,000 sq ft strip building, revision of parking area at the center of the site to reduce the amount of concrete sidewalks and increase the amount of planters. Case# 216 – 11 – GRD – 15

Dear Applicant:

This is to inform you that the Rochester Planning Board at its October 5, 2015 meeting **APPROVED** your application referenced above with the following conditions:

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 April 5, 2016 – 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. See RSA 674:39 on vesting.

1) Plan modification. Make the following modifications to the plan drawings:

   a) A detail of the sidewalk planters must be submitted.

   b) The proposed grass areas all around the proposed 35,000 sq ft structure must be planted with shrubs and trees (work with Planning Staff on location and number of plantings).

   c) The central landscape island in the parking lot nearest the proposed 35,000 sq ft building must have at least two deciduous trees (non-dwarf variety) planted in it.

General and Subsequent Conditions
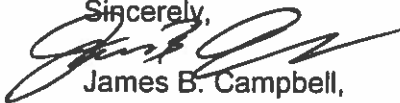
All of the conditions below are attached to this approval.

1) The applicant shall continue to involve the City, specifically the Police Department, in the design, discussion, and review of travel and turning lanes within the Route 11 Right-of-Way.

2) The Conservation Commission must be made aware of when NHDES mitigation applications are being made.

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,

James B. Campbell,
Director of Planning & Development

cc: Tighe & Bond
       J. Grant, BZL Services (via email)
       V. Sharpe, Assessing (via email)
       B. Mezquita, City Engineer (via email)
       File