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

NOTICE OF DECISION

May 4, 2016

Michael & Sabrina Kirwan
11 Spring Street
Rochester, NH 03868

Wayne Grant
5 Spring Street
Rochester, NH 03868

Re: Lot line revision to transfer .566 acres from Lot 184 to Lot 185.
Case# 103 – 184&185 – R2 – 16

Dear Applicant:

This is to inform you that the Rochester Planning Board at its May 2, 2015 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: _____ ROD received?_____]

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 November 2, 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. 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) None at this time.

2) Plan notes. Add the following notes (or equivalent) to the plan drawings:

a) None at this time.

3)# Current Use. The subject properties are not presently in Current Use.

5) Notarized Deed. The applicant must submit to the Planning Department a copy of the signed and notarized deed which will affect the conveyance of the affected land (the land within the lot lines being adjusted). After the plat is certified by the Planning Department the original deed and the plat will then be recorded simultaneously (see below). The deed may refer to the plat and state that the conveyance is not effective until such time as the plat is certified and all documents are recorded.

6) 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 April 19, 2016).

General and Subsequent Conditions

All of the conditions below are attached to this approval.

1)# Recording. The plat, this notice of decision (per RSA 676:3III), and deed (a deed is required if the lots are owned by two separate parties or if one lot is sold prior to recording of this plat; see precedent conditions above) must be recorded together at the Strafford County Registry of Deeds within two calendar months to the date the plat is certified (e.g. if certified September 9th they must be recorded by November 9th). See RSA 478:1-a regarding plat requirements. **Failure to comply with this requirements herein shall render the lot line adjustment null and void**

2) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.

3) 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.

4) 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 B. Campbell,
Director of Planning & Development

cc: Geometres Blue Hills, LLC
J. Grant, BLZ Services (via email)
R. Vincent, Assessor (via email)
O. Friend-Gray, City Engineer (via email)
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