



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

November 14, 2016

Brian Healey
185 Wakefield Street
Rochester, NH 03867

**Re: Site plan to allow for auto sales and service.
Case# 215 – 64 – HC - 16**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its November 7, 2016 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 May 7, 2017 - 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) Please change the trailer dimension label from 42'x28' to 42'x8'.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) Add a plan note stating that the storage container/trailer is to be painted to match the garage.
 - b) General Site Plan Note #12 on Sheet C-1: Please change "0.5 foot candles" to "0.1 foot-candles", per Site Plan Regulation Article III Section 6(E)(5).
 - c) Please add a plan note stating that all new utilities must be underground. *Per Site Plan Regulation Article III Section 15.*
- 3) The applicant is proposing to phase this project over two years. Final paving of the rear half of the site is proposed to occur by the end of the second year (end of 2018), but that area is proposed to be utilized prior to final paving.

If paving is not complete by January 2018, the applicant will be give a 30 day notice to comply or be fined as per Ordinance and RSA's.
- 4) Please submit a trip generation memo which calculates the projected traffic loads of this use. *Staff does not anticipate a need for off-site improvements, but would like to track traffic loads on Milton Road as development occurs.*
- 5) Please note that parking spaces and display area lines are to be painted white. Also call out what width these lines will be.
- 6) Because the site was previously used for storage/distribution of bulk fuel, please submit a copy of the Phase 1 Environmental Review to the Planning Department once it is completed.
- 7) Please provide the photos of the chambered septic system to show system integrity.
- 8) Please tie the rain gutters directly into the swale and or sediment fore-bay to reduce the volumes of clean water running over the pavement.
- 9) A spill plan must be drafted, submitted, and adhered to – this should reference secondary containment and/or spill absorption measures, as well as best management disposal practices.
- 10) The applicant must work with Public Works and Planning Staff to discuss and agree to implement best management practices for car washing (i.e. – wash area location, acceptable cleaners/soap, etc.) Final plans must reflect the BMP's.
- 11) If the dumpster is visible from the road it must be screened.

- 12)# State plan coordinates. Not applicable.
- 13) Inspections. The applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit to cover the expected costs of inspection, 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).
- 14) Other permits. All required State and Federal permits must be obtained - including any water, sewer, as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 15) Pre-construction meeting. The pre-construction meeting agreement is to be signed by the property owner.
- 16) Drainage maintenance. If required by the Department of Public Works, a drainage maintenance agreement approved by Public Works must be executed.
- 17) Final Drawings. (a) three sets of large black-line plus (b) one set of 11"x17" final approved site plan drawings plus (c) one electronic version by pdf or CD must be on file with the City. (The applicant need only submit additional black-line sets of drawings or individual sheets, as needed, to make three complete sets – consult with the Planning Department). At the discretion of the Planning Department minor changes to drawings (as required in precedent condition, above) may be marked by hand. Note: If there are significant changes to be 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 October 11, 2016). An updated set of architectural drawings shall be included.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1) A stormwater permit will be required from Public Works.
- 2) All parts (new or used) are to be kept inside the garage or storage container, or trash/recycling dumpster.
- 3) Hazardous materials and oils/fuels/chemicals are to be stored inside the garage.
- 4) All repair/maintenance work is to occur inside the garage.
- 5) The facility must meet the requirements of NFPA 1 Chapter 30 before occupancy is granted.

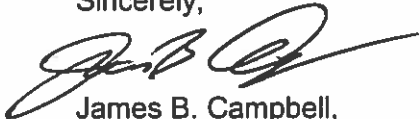
- 6)# **Site work.** No site work may be undertaken until: a) all of the precedent conditions are met; b) the pre-construction meeting with City staff has taken place; c) the limits of the proposed tree line are marked; and d) all appropriate erosion and sedimentation control structures are in place. 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.
- 7) **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.
- 8) **Variances.** Not applicable
- 9) **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.
- 10) **As built.** A plan shall be provided showing the final location and size of any new utilities for this project.
- 11) **Execution.** The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 12) **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.
- 13) **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.

- 14) 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's Building, Zoning, and Licensing Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes. Finally, please contact the Department of Public Works for any stormwater, sewer, or water permits or fees that are required.

(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: Norway Plains Associates
View permit
File