



Planning and Development  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

**PLANNING & DEVELOPMENT DEPARTMENT**  
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### NOTICE OF DENIAL

July 20, 2016

Robert DiBerto  
334 Route 108  
Madbury, NH 03823

**RE: Robert DiBerto, 319 Rochester Hill Road (Berry Surveying & Engineering) Major subdivision to create five separate lots. Case# 255-13-OC-15**

Dear Mr. DiBerto:

This is to inform you that the Rochester Planning Board, at its July 11, 2016 meeting, **DENIED** your application for a major subdivision to divide the existing lot into five separate lots.

The Planning Board denied the request for the following reasons:

1. The use is too intensive for the lot.
2. No state subdivision approval has been granted.
3. The lot being accessed off Quail Drive is contrary to the zoning for all lots having access off Route 108.
4. There will be an adverse impact on abutting properties.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

James B. Campbell  
Director of Planning & Development

Cc: File  
Viewpoint  
Chris Berry, Berry Surveying & Engineering