



PLANNING & DEVELOPMENT DEPARTMENT
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Planning and Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF AMENDMENT

March 3, 2017

SDJ Development of Rochester, LLC &
183 Washington Street, LLC
746 D.W. Highway, Unit B
Merrimack, NH 03054

Re: Amendment to the Master Plan for Highfield Commons PUD.
Case # 137 – 8-1 – PUD – 16

Dear Applicant:

This is to inform you that the Rochester Planning Board at its February 27, 2017 meeting **APPROVED** your application referenced above with the following conditions:

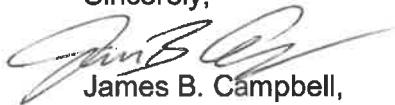
- 1) The Planning Board approves the applicant's request to amend the NOD dated "Amended September 20, 2010 by removing the highlighted conditions (shown on the copy of the NOD submitted as part of this amendment application) **except for the existing NOD "parking"** conditions #3 (applicant's red #17) and #4 (applicant's red #18), the intent of these should remain (to require that the parking lots be located to the rear of the multifamily units) but can be consolidated into one condition which reads, "Parking for all multifamily uses should be located to the rear of the structures such that the front are located on a central green/common area".
- 2) The Department of Public Works (DPW) agrees that the new overall layout is acceptable for the amendment to the PUD Master Plan. A complete review of the project once engineered drawings are submitted will be required, but DPW believes that any outstanding items can be addressed when the City receives the new engineered plans.
- 3) DPW does not believe that the minor turn-around being added to the end of Hussey Drive constitutes the roadway as a "new road" in regards to Chapter 15 as the addition of the cul-de-sac is a safety improvement and doesn't qualify as new "public sewer, water, street resurfacing, etc.".

- 4) The cul-de-sac located at the top of Hussey Hill would be required to meet the minimum turning radius requirements of the Fire Department's aerial truck.
- 5) Both proposed gates would need to be installed with a radio frequency automatic opening systems.
- 6) All maintenance, snow removal and gate specifications would need to be reviewed and approved by the City Engineer and Fire Department.
- 7) The entire area around the gates, access and cul-de-sac would need to be labeled as fire lanes with no parking permitted and proper signage pre approved by the Fire Department.
- 8) For Phase 3: Before any Certificates of Occupancy's are given for apartments the material located at the top of Fillmore Boulevard must be moved; the roads are to be accepted by the City; and access must provided to the Hussey property (Map 237 Lot 3-1).

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 and Development

cc: Keach Nordstrom Assoc.
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