



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Web Site: www.rochesternh.net

Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

June 19, 2017

Fidae Azouri & Suzie Fakhoury
172 Milton Road
Rochester, NH 03868

Re: 2-Lot subdivision. Case# 205 – 127 – HC – 17

Dear Applicant:

This is to inform you that the Rochester Planning Board at its September 18, 2017 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 March 18, 2018 - 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 modifications. The plan drawings are to be modified as follows:
 - a) The plans shall indicate where the new water line will be located for the new residential lot.
- 2) Plan notes: The following are to be added to the plan notes:
 - a) The residential lot shall only be permitted to have residential uses unless an application is made and approved to be converted to a commercial use.
 - b) A five-foot (5') wide landscaping buffer must be established between the commercial lot and the residential lot.
 - c) Any proposed use on the new commercial lot must come back to the Planning Board for Site Plan Review. In addition, any commercial use proposed for the residential lot must come back to the Planning Board for Site Plan Review.
- 3) The commercial style lights are on what will be the residential lot must be removed.
- 4) The plan shall show a five-foot (5') wide landscaping buffer between the commercial lot and the residential lot.
- 5) The Draft easement language must be approved by the City Attorney.
- 6) The shed on the rear property line of the residential lot shall be removed or relocated to a location that meets setbacks.
- 7) All unregistered and inoperable vehicles must be removed from the proposed residential lot. These vehicles shall not be moved next door. Storing of these vehicles is prohibited.
- 8) A copy of the state subdivision approval must be submitted to the Planning Department.
- 9) The Wetlands Scientist shall stamp the plan set.
- 10)# Current use. The lot is not in Current Use.
- 11) State plane coordinates. The plans are to be tied into the State Plane Coordinate System. Please add two State Plane Coordinates to both plan sheets, per Subdivision Regulation 6.1.4.
- 12) Final drawings. (a) One set of mylar plus (b) three sets of large black-line plus (c) one set of 11"x17" Final approved plans plus (d) one electronic version by PDF for 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 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 precedent condition, above) may be marked by hand. Note. If there are significant changes to be made to the plans, as specified above, on full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1) The garage adjacent to the single family home will not be permitted to be used for anything but residential uses unless commercial use is granted in the future.
- 2) Any proposed use on the new commercial lot must come back to the Planning Board for Site Plan

Review. In addition, any commercial use proposed for the residential lot must come back to the Planning Board for Site Plan Review.

- 3)# Recording. The plat, this notice of decision (per RSA 676:3 III), 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) 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 requirement herein Shall render the subdivision null and void.**
- 4) Execution. The project must be executed exactly as specified in the approved application package Unless changes are approved by the City.
- 5) 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.
- 6) 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 Safety Department at 332-3508 regarding building permits.

(Note: in both sections above, the numbered condition marked with at # and all conditions below the # are standard conditions on all or most applications of this type).

Sincerely,



Seth Creighton,
Chief Planner

cc: Berry Surveying & Engineering
Viewpermit
File