



**PLANNING & DEVELOPMENT DEPARTMENT**  
**City Hall Annex**  
**33 Wakefield Street**  
**Rochester, New Hampshire 03867-1917**  
**(603) 335-1338 - Fax (603) 330-0023**  
**Web Site: [www.rochesternh.net](http://www.rochesternh.net)**

Planning Board  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

## **NOTICE OF DECISION**

October 2, 2018

Rochester Agricultural & Mechanical Association  
72 Lafayette Street  
Rochester, NH 03867-2624

**Re: Lot line revision. Case# 123 – 37 & 124 – 67 – OC/R2 – 18**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its October 1, 2018 meeting **APPROVED** your application referenced above.

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"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.

**The Planning Board hereby grants the following waivers:**

1) Subdivision Regulation 4.3 requiring all topography and soils be mapped on the plan. The Planning Board hereby grants this waiver request because no development is proposed at this time and enough detail is shown to verify that the lots conform to Zoning Ordinance and Subdivision Regulations; and the waiver will properly carry out the spirit and intent of the regulations.

2) Subdivision Regulations 4.2.6 and 4.2.8 require all lot lines be shown/surveyed. The Planning Board hereby grants this waiver request because no development is proposed and because the agent has supplied a copy of a previous survey (dated 1981) which shows the entirety of 72 Lafayette Street.

**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 April 1, 2019 - 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) None at this time.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
  - a) Update General Not #5 because part of 72 Lafayette Street is in a FEMA special flood zone.
- 3) If sewer/water laterals cross between properties, easements will need to be drafted and submitted for review, and then recorded with the lot line revision plans.
- 4)# State plane coordinates. The plans are to be tied into the State Plane Coordinate System.
- 5) Current Use. The subject property or a portion of it is not presently in Current Use.
- 6) Final Drawings. (a) One set of mylar plus (b) three 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 September 18, 2018).

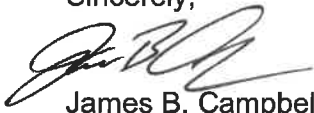
## **General and Subsequent Conditions**

All of the conditions below are attached to this approval.

- 1) The Surveyor is to submit a signed letter to the Planning Department stating that the new lot monuments have been set.
- 2)# **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 9<sup>th</sup> they must be recorded by November 9<sup>th</sup>). See RSA 478:1-a regarding plat requirements.  
**Failure to comply with this requirement herein shall render the subdivision null and void.**
- 3) **Execution.** The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 4) **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.
- 5) **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, AICP,  
*Director of Planning & Development*

cc: Norway Plains Assoc.  
Richard & Ruth Young  
Michael Spurling  
Viewpermit  
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