



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
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Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

November 6, 2018

David S. Thayer
PO Box 248
Farmington, NH 03835

Re: Site plan amendment to construct a 10,960 s.f. building for archery recreation.
Case# 216 – 2&3 – GRD – 18

Dear Applicant:

This is to inform you that the Rochester Planning Board at its November 5, 2018 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.

The Planning Board hereby grants the following waivers:

- 1) Site Plan Regulation Article III Section 10.E.3, which requires drive-aisles in parking lots be 24' wide. The Planning Board hereby grants this waiver request because the applicant is proposing 22' wide drive-aisles and this will provide adequate room for vehicle movements, including emergency vehicles and the waiver will properly carry out the spirit and intent of the regulations.

***** Except as otherwise approved by this modification all previous conditions of approval still apply*****

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 5, 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 Note 8 on Sheet 22 so that it specifies evergreen trees are to be a minimum of 6' and deciduous trees are to be a minimum of 3 to 3 ½" caliper at 6" above the root ball.
- 3) Provide evidence in writing (an email is sufficient) from NHDES on the status of the use of a well for the business and proposed expansion and if it qualifies as a small community system with the new building that needs to be permitted/tested accordingly.
- 4) Map 216 Lot 3 will need an address assigned to it for the new building. The Assessing Department can assign an address for you.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1) Prior to issuance of a Certificate of Occupancy, supply a letter from a Geotechnical Engineer stating the ledge packed retaining wall is safe/approval. If a standard retaining wall is used, a similar letter is needed from a Civil/Structural Engineer.
- 2) It was determined that the existing structure connected to City sewer in December of 2017 but is not connected to City water. Therefore, the business will be billed at the flat residential rate. The next building will be billed that same once it is connected.
- 3) 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 at 332-4096 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, AICP,
Director of Planning & Development

cc: Berry Surveying & Engineering
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