



**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**

July 11, 2019

SL Sweet Properties, LLC  
PO Box 234  
Strafford, NH 03884

**Re: 3-Lot porkchop subdivision. Case# 204 – 34 – A – 19**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its July 8, 2019 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 January 8, 2020 - 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) If needed, soil stock pile areas should be shown on plan.
  - b) On Sheet 3 of 9, the bar scale is set at 1" =60', but the plan view is at 1" =30'.
  - c) Correct the contour labels on the farthest downstream basin. The labels on the riprap berm appear to be off by 100'.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
  - a) Shown and note the requirement for a shared driveway.
  - b) Add a note that the shared driveway and associated drainage improvements must be built prior to a Certificate of Occupancy being issued on any lot.
  - c) Add a note that lot 34-2 is subject to be subject to a 25' clear zone (no trees allowed) from the edge of the Betts Road lot line. This will help maintain unobstructed sight distance for the residents leaving the proposed shared driveway.
  - d) Add a not that development of each lot will need to satisfy Fire Department related water supply requirements via sprinkler systems or acceptable alternative.
- 3) A surveyor is to submit a signed letter to the Planning Department stating that the new lot corner monuments have been set (Subdivision Regulation 6.1) and that reference pins have been set on all easement bounds (Subdivision Regulation 5.7.4).
- 4) A document satisfactory to the City Attorney and Planning Department shall be submitted establishing the conditions of use of any common driveway, including associated drainage (Operations and Maintenance, and Responsibilities), providing for indemnification for the City for emergency services; and including suitable language to insure that the private way will not become a City road or street. This document will need to be recorded at the Registry of Deeds.
- 5) Submit a street name application (the shared driveway will be considered a private drive).
- 6)# Current use. The subject property or a portion of it is presently in Current Use. The applicant must provide to the City of Rochester Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administrative Rules are satisfied. We encourage you to contact the Assessing Department at 332-5109 as soon as possible to discuss with them the financial ramifications of converting current use land. It will facilitate the process for you if you contact the department well in advance of commencing the project.
- 7) State plane coordinates. The plans shall be tied into the State Plane Coordinate System as per the Subdivision Regulations.

- 8) Final drawings. (a) four sets of large black-line plus (b) one set of 11" x 17" final approved site plan drawings plus (c) 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 June 27, 2019).

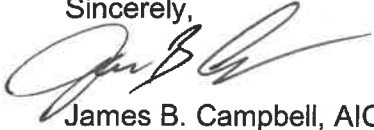
### **General and Subsequent Conditions**

All of the conditions below are attached to this approval.

- 1) The property's deeds are to state that theses lots cannot be further subdivided (this is a requirement of the Porkchop Subdivision ordinance).
- 2) Development of each lot will need to satisfy Fire Department related water supply requirements via sprinkler systems or acceptable alternative.
- 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 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 lot line adjustment 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 that may be required as part of this project. Contact the City of Rochester Building, Zoning, and Licensing 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,

A handwritten signature in black ink, appearing to read 'James B. Campbell', written over the printed name.

James B. Campbell, AICP,  
*Director of Planning & Development*

cc: Berry Surveying & Engineering  
Viewpermit  
File