



**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 8, 2019

Donald & Bonnie Toy  
15 Nashoba Drive  
Rochester, NH 03867

**Re: 14-Unit expansion of mobile home park. Case# 256 – 54-1 – A – 19**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its October 7, 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? \_\_\_\_\_]; 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 April 7, 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) The applicant shall modify the common area/open space as determined by the Planning Board.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
  - a) None at this time.
- 3) Lots 256, Lot 53 & 54-1 must be combined. The applicant shall submit a completed Lot Combination application and fee. Proposed deed language shall reference that wetland areas are not to be disturbed, unless permitted.
- 4) A Road Name Application must be submitted.
- 5) The City of Rochester Assessor's Office will need an updated Current Use Map of the property prior to recording this subdivision once the lot merger has been completed.
- 6) Municipal water is supplied by Somersworth and current information indicates that a 4-inch HDPE water service main crossing the subject parcel to the Amazon Camp Area (Map 255 Lot 40). The applicant is to verify water service main location with Somersworth Department of Public Works prior to construction.
- 7) The applicant will work with the Assessing Department to determine appropriate parcel numbers and addresses for these lots.
- 8) The applicant shall submit documentation from the City of Somersworth with their approval to provide water.
- 9) The applicant shall submit proof that at least 20 pounds per square inch of pressure will be provided to each home (Chapter 135-5.E.6).
- 10) The applicant shall work with City Staff on common area/open space (gazebo, benches, walking trails, and raised bed gardens).
- 11) A copy of NH DES subdivision (septic/sewage) approval shall be submitted.
- 12)# Current use. The subject property or a portion of it is presently in Current Use. The applicant must provide 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.
- 13) State plane coordinates. The plans are to be tied into the State Plane Coordinate System as per the Subdivision Regulations.

- 14) Inspection fees. The applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit to cover the expected costs of inspections, in an amount that is determined by the Department of Public Works. (The inspections will be conducted by the City of Rochester Public Works Department or its designee. The applicant must pay for inspections – at an hourly rate as determined by the Public Works Department – of the site, including all new infrastructure serving the site).
- 15) Pre-construction meeting. The pre-construction meeting agreement is to be signed by the property owner.
- 16) Drainage maintenance. A drainage maintenance agreement approved by the Department of Public Works must be executed.
- 17) 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 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 11, 2019).

#### **General and Subsequent Conditions**

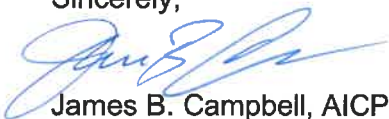
All of the conditions below are attached to this approval.

- 1) Refer to Sheet 11 of the approved subdivision plan set for tree cutting/preservation restrictions and wetland buffer markings/protection.
- 2) The applicant shall contact the United States Postal Service to discuss mailbox style and placement (there are new USPS standards for mailboxes).
- 3) A Surveyor is to submit a signed letter to the Planning Department stating that the 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) The applicant is to apply for Stormwater Permit per Chapter 218 of the City's Stormwater Management & Erosion Control Ordinance.
- 5) Full surety will be required prior to the commencement of any work on the site. This full surety must remain in place until the road is accepted or a Home Owners Association is created to define ownership and responsibility of the road and road drainage. If phased, the surety can be permitted per phase.
- 6) Prior to the issuance of any building permit for this subdivision, the developer shall post: a) construction zone sign per the Manual of Uniform Traffic Control Devices Standards.

- 7)# 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.**
- 8) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 9) 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.
- 10) 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: Berry Surveying & Engineering  
Viewpermit  
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