



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

NOTICE OF DECISION

October 8, 2019

Dianne Libby & Timothy Zielfelder
278 Old Dover Road
Rochester, NH 03867

Re: 2-Lot subdivision. Case# 256 – 38 – 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? _____]

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 City of Rochester Department of Public Works and the NH DOT District 6 office will work with the owner in designating an easement area on Map 256 Lot 38 in the vicinity of the Old Dover Road & Whitehouse Road Intersection for the purpose of re-aligning Whitehouse Road. Easement bounds and purpose are to be noted on the plans.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) The applicant shall contact the Assessing Department to be assigned parcel numbers and addresses.
- 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) Contact the Assessing Department to be assigned parcel numbers and addresses, and note them on the plan.
- 5) Wetland Buffer/Protected Natural Area signs are to be installed along every 75' to 100' of the 25-foot wetland buffer.
- 6)# Current use. The subject property is not in current use.
- 7) State plane coordinates. The plans are to 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 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 26, 2019).

General and Subsequent Conditions

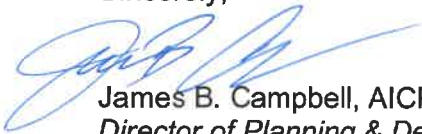
All of the conditions below are attached to this approval.

- 1) The owner of the new lot, Lot 38-1, shall apply for a driveway permit from the Department of Public Works.
- 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 676:3III), 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 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 built and 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, 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.
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