



**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**

February 5, 2020

119 Flagg Road Development, LLC  
35 Third Street  
Dover, NH 03820

**Re: Amendment to change the stormwater management system for the 2<sup>nd</sup> phase of the subdivision. Case# 259 – 38 – A – 20**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its February 3, 2020 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 August 3, 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.

**Unless otherwise stated below, all previously approved conditions of approval from the original Notice of Decision dated June 22, 2006 shall apply. The subsequent Notice of Decision for amendments dated May 17, 2007, and December 4, 2008 shall also apply.**

- 1) This parcel has land in Current Use; the Assessing Department will need a new updated Current Use Map.
- 2) The final plan shall include the property addresses that were assigned to these parcels by the City.
- 3) Construction details for the proposed ballfields, including but not limited to grading, drainage, metal locator pins at field corners, construction profile, seed type, etc., are being reviewed by TRG staff; final comments are to be addressed via plan changes.
- 4) The surety cost estimate shall be revised using the updated surety construction unit costs, updated in October 2019. This shall be submitted to the City for review. This is applicable to the entire project, not just Phase II.
- 5) The applicant shall contact the United States Postal Service regarding delivery point for mail service. If a central location is needed the plan shall be adjusted accordingly.
- 6)# State Plane Coordinates. The plans are to be tied into the State Plane Coordinate System as per the Subdivision Regulations.
- 7) The applicant must sign the Agreement for Payment of Inspection Fees and pay surety or make a cash deposit to cover the expected costs of inspections, in an amount that is determined by the Public Works Department. (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).
- 8) The pre-construction meeting agreement is to be signed by the property owner.
- 9) A drainage maintenance agreement approved by the Department of Public Works must be executed.
- 10) Final Drawings. (a) four plan sets plus (b) one set of 11"x17" final approved plans plus (c) one electric version by pdf or flash drive 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 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 precedent conditions, above) may be marked by hand. Note: If there are significant changes to be 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 January 21, 2020).

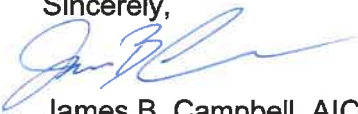
### General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1) All surety shall be posted before any site work begins.
- 2) Per General/Subsequent Condition #1 of the previous Notice of Decision, the developer is to submit \$20,000. The money will be held until such time that the homeowners association determines what playground/open space apparatus to spend it on.
- 3) The inner 25-foot wetland buffer shall be posted with Wetland Conservation tags every 100-feet. Please note such on plans. (Tags are available for purchase from the Planning Department).
- 4) Amenities (fields/tot-lots) are required to be constructed **before** issuance of the **first** Certificate of Occupancy.
- 5) Informative placards should be placed along the path or at the edge of the gravel wetlands and infiltration basins, the placards will explain what the stormwater treatment system is. Placard language and material are to be pre-approved by the Planning Department and the Department of Public Works.
- 6) All driveways require driveway permits for the Department of Public Works.
- 7)# After the subdivision plan is approved, signed by the Planning Department, and recorded at the Registry of Deeds, the applicant shall submit two 11"x17" copies of the recorded plan to the Planning Department.
- 8) 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).

(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.  
Viewpermit  
File