



**PLANNING & DEVELOPMENT DEPARTMENT**  
City Hall Annex  
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Rochester, New Hampshire 03867-1917  
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Web Site: [www.rochesternh.net](http://www.rochesternh.net)

Planning Board  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

**NOTICE OF DECISION**

September 25, 2020

Chris Foster  
Bonfire Behavioral Health, LLC  
10019 Reisterstown Road, 3<sup>rd</sup> Floor  
Owings Mills, MD 21117

**Re: Site plan modification and conditional use permit to allow a substance abuse outpatient behavioral clinic. Case# 230 – 21 – I – 20**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its September 21, 2020 meeting **APPROVED** your application referenced above.

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"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: \_\_\_\_\_; CO signed off? \_\_\_\_\_;

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 C/O. 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 3 calendar months to the day of the board's approval – by December 21, 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) N/A
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
  - a) N/A
- 3) Final Drawings.
  - a) N/A
- 6) Pre-Construction Meeting. The pre-construction meeting agreement is to be signed by the property owner. A pre-construction meeting shall be scheduled with the Planning Department prior to a Certificate of Occupancy being issued.
- 7) E 911 Address: This unit may require a new address. Please contact the Planning Department for instructions on how to complete this. The assignment must occur prior to the issuance of a CO.
- 8) Other Permits. All required state and federal permits must be obtained – including any water and sewer, as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.

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

- 1) The facility is only to operate between the hours of 8:30 a.m. to 5:00 p.m. Any change requires a return to the Planning Board.
- 2) Transportation for clients without motor vehicles is to be provided by the facility. There is no sidewalks, bike lanes or bus stops as part of this proposal and therefore there is to be no pedestrian or bicycle traffic.
- 3) Clients are to be fully supervised at all times and shall stay within the approved areas as shown on the plan.
- 4) Any expansion in floor area or expansion of additional services must come back to the Planning Board for review.
- 5) Rochester Police Department shall work closely with the applicant to ensure the safety of both the applicants clients and the surround conditions are being met.

- 6) Impact Fees. Impact fees apply to this development; the amount will be determined based on the building permit application or as-built plans. The fees must be paid at the time of the issuance of a Certificate of Occupancy.
- 7) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 8) 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.
- 9) Violations. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 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'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 for any stormwater, sewer, or water permits or fees that are required.
- 11) APPEALS PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the Zoning Board of Adjustment pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

Sincerely,

  
Shanna B. Saunders,  
Director of Planning & Development

cc: View Point