



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Annex
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Web Site: www.rochesternh.net

Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

July 7, 2020

Paul Delisle
Ventina, LLC
664 Columbus Avenue, Suite 5B
Rochester, NH 03867

Re: Conditional Use Permit to convert a portion of commercial space to residential units. Case# 121 – 12 – DTC – 20

Dear Applicant:

This is to inform you that the Rochester Planning Board at its July 6, 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: _____; 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 3 calendar months to the day of the board's approval – by October 6, 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. Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void. See RSA 674:39 on vesting.

- 1) Plan modification. The plan drawings are to be modified as follows:
 - a) Indicate where the dumpster will be located. The dumpster must be screened and locked.
 - b) Submit exterior changes to the back of the building.
 - c) Show where the parking is located and any right-of-way, at the rear of the building.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) None at this time.
- 3) Submit a narrative noting how you plan on utilizing the basement level.
- 4)# State plan coordinates. The plans are to be tied into the State Plane Coordinate System.
- 5) Other permits. All required State and Federal permits must be obtained – including any water, sewer, as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 6) Final Drawings. (a) three 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 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 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.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

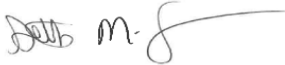
- 1) Any changes to the front façade will require Historic District Commission approval.
- 2) Prior to issuance of a building permit:
 - a) Submit architectural elevations for the rear of the building.
 - b) Utilities will be required to be screened. Please coordinate with Planning Dept. staff on how to meet this requirement.
 - c) Provide water use calculations for the change in use including fire protection requirements.
 - d) Upgrade water and sewer service if needed to meet new use requirements.

- e) If new service is installed, the existing services need to be demolished. Please coordinate with the Dept. of Public Works.
 - d) North Main St. is under a moratorium for excavation. If excavation is required for new services, the applicant must obtain a waiver from City Council.
 - e) Prior to issuance of a building permit, provide plans and specs for the wall and fire protection system to the Fire Dept.
 - f) Multifamily dwellings/developments in the Downtown Commercial District, as referenced in Zoning Ordinance 275-20.2K(4), shall:
 - a) Have a sprinkler system installed as required by Building and Fire Code.
 - b) Reserve a space to allow for a duct system as required by Building Codes.
- 3) Impact Fees. Impact fees are not applicable in the Downtown Commercial Zone.
 - 4) If there are additions to the building's footprint, prior to certificate of occupancy a NH licensed surveyor is to submit a signed letter to the Planning Department stating that the lot corner monuments have been set and that reference pins have been set on all easement bounds.
 - 5) Site Work. **No site work may be undertaken until: a) all of the precedent conditions are met.**
 - 6) Performance Guarantee. N/A.
 - 7) Variances. N/A.
 - 8) Erosion control. All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
 - 9) As-Builts. N/A
 - 10) Execution. The project must be built and executed exactly as specified in the approved application unless changes are approved by the City.
 - 11) Approvals. 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.

- 12) 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 building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 13) 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.

(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,



Seth Creighton, AICP
Interim Director of Planning & Development/Chief Planner

cc: Viewpermit
File