



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

Planning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF DECISION

November 3, 2020

Tedeschi Contracting, LLC
5 Sonta Court
Rochester, NH 03867

Re: 2-Lot subdivision. Case# 247 – 61 – A – 20

Dear Applicant:

This is to inform you that the Rochester Planning Board at its November 2, 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? _____]

The Planning Board hereby grants the following waivers:

1) Subdivision Regulations Section 3.5 states the location of existing lot lines and their approximate dimension, street lines, easements, building outline, watercourses, wetlands, ponds or standing water, rock ledges, treed areas, and other essential features on the site be shown on the proposed subdivision plan. The applicant has requested a waiver from this from the rear $\frac{3}{4}$ of the property because that area is all wetland/unbuildable, and also because no real development is proposed.

The Planning Board grants this waiver because all of the necessary details are shown on the front $\frac{1}{4}$ of the property in and around the developable areas.

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 February 2, 2021 - 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) None at this time.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) None at this time
- 3)# Current Use. The subject property or a portion of it is presently in Current Use. The applicant must provide to 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.
- 4) State Plane Coordinates. The plans are to be tied into the State Plane Coordinate System as per the Subdivision Regulations.
- 5) 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 October 6, 2020).

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1) Once it has been determined where the driveway will be located the Assessing Department will provide an address for this new parcel. Address numbers shall be located on the mail boxes and the homes. Temporary address numbers shall be posted during construction.
- 2) Driveway permits for each new lot will need to be applied for and granted by the Department of Public Works.

- 3)# The Impact Fee for each new lot shall be paid at the time of Certificate of Occupancy.
- 4) 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.
- 5) 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).
- 6) Recording. The plat, this notice of decision (per RSA 676:3 III), 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) 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 lot line adjustment null and void.**
- 7) Execution. The project must be 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) 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, Zoning, and Licensing Department at 332-3508 regarding building permits.
- 10) "Protected Natural Area" signs are to be installed every 75-feet along the 25-foot wetland buffer; said signs are available for purchase from the Planning Department. Signs can be nailed on trees and/or set on posts. These shall be installed within 30-days of recording the subdivision plan.
- 11) Appeal 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.

(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,



Shanna B. Saunders,
Director of Planning & Development

cc: Stonewall Surveying
Viewpermit
File