



PLANNING & DEVELOPMENT DEPARTMENT

City Hall Annex
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Web Site: www.rochesternh.net

Notice of Decision of Minor Site Review

Applicant:	NM Cook, 17 Farmington Road, LLC
Project location:	17 Farmington Road
Type of project:	Change of Use to allow a stand-alone warehouse space in the basement
Case #	221 – 164 – GRD – 21
Date of site review:	February 24, 2021
Date of decision:	February 25, 2021

Dear Mr. Cook,

This notice is to inform you that your application for Minor Site Plan Review, for a change of use to allow warehouse space in the basement, has been **approved** by the Special Site Review Committee with the following condition:

- 1) All outdoor lighting (including security lights) shall be down lit and shielded so no direct light is visible from adjacent properties and roadways;
- 2) If new signs are proposed, a sign permit will also be required per Article 29 of the Zoning ordinance. This is available on our website under Applications and Forms.
- 3) No outside storage is allowed by this approval.
- 4) Loading areas shall be serviced by small UPS sized box trucks only. No Semi-trailers shall load on or off site.
- 5) Because there is no change to outside parking areas the following is not required, however, landscaping is encouraged per Section 5 of the Site Plan regulations to include a 15 foot wide front landscape buffer, off street parking to be screened at 50% opacity to a height of 3.5 feet, and landscaped islands at the end of each parking row planted with at least one shade tree.
- 6) If the space is going to be separately alarmed please make sure it is registered with the Police Department

Please be advised: Any parties may appeal this decision to the full Planning Board if the appeal is filed within 20 days from the date of decision. If you decide to commence with the project before this 20-day period has expired, you do so at your own risk.

Thank you for your cooperation in the review process. I wish you the best of luck with your project. If you have any questions please feel free to contact me.

Sincerely,

Shanna B. Saunders,
Director of Planning & Development