



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

Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts & Culture Commission

NOTICE OF MODIFICATION

February 25, 2021

SDJ Development of Rochester, LLC
746 Daniel Webster Highway, Unit B
Merrimack, NH 03054

Re: Modification to an approved 2018 24-lot subdivision to request reduced front setbacks and to amend previously approved limits of disturbance. Case# 237 – 3&8 – PUD – 18

Dear Applicant:

This is to inform you that the Rochester Planning Board at its February 22, 2021 meeting **APPROVED** your application to return setbacks to the originally approved under PUD and approved at the August 1, 2011 Meeting AND increase limits of disturbance for this phase only.

"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 3 calendar months to the day of the board's approval – by May 22, 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 notes. Add the following notes (or equivalent) to the plan drawings:
 - a) Please amend the Plan note that refers to setbacks to read: The Minimum front setback is now set at 7 feet for any house prototype that has a front porch which extends for at least 50% of the width of the front façade. (This is per the August 1, 2011 PB Meeting NOD dated August 4, 2011 and signed by Michael Behrendt.)
- 3) State plane coordinates. The plans are to be tied into the State Plane Coordinate System.
- 4) 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, with one simple set recorded at the Registry of Deeds. *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. Once the plan is recorded at the Registry of Deeds, submit two 11x17 recorded copies of the plan. One set for the file the other for Assessing.
- 5) All other Conditions, besides setbacks of the previously approved 2018 approval still stand and shall not be altered by this approval.

Sincerely,



Shanna B. Saunders,
Director of Planning & Development

cc: Viewpermit
File