



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
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(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

Notice of Decision of Minor Site Review

Applicant:	Acacia LLC, Paul Delisle.
Project location:	151 So Main
Type of project:	Change of Use to allow 5 Residential Units and 1 first-floor commercial unit of 1000sf
Case #	125-91-DTC-21
Date of site review/decision:	July 28, 2021

Dear Applicant,

This notice is to inform you that your application for Minor Site Plan Review, for a change of use to allow 5 Residential Units and 1 first-floor commercial unit of 1000sf, has been **approved** by the Special Site Review Committee with the following conditions:

- 1) Please submit sprinkler plans for review and approval
- 2) If sprinkler plans require, please upgrade the water line to a 2 inch
- 3) Please submit drafts and a survey plan for the use of the City's ROW for parking. Easements must include maintenance language.
- 4) The commercial area needs to be 30 feet deep as wide as the frontage or 700 sf whichever is greater
- 5) Any new lights on the structure must be fully shielded and downcast such to prevent glare.
- 6) This property is being assessed as a mixed use building with 1 residential unit, once this is made a legal use, please call the Assessing Office for an inspection.

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