



## PLANNING & DEVELOPMENT DEPARTMENT

City Hall Annex

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Web Site: [www.rochesternh.net](http://www.rochesternh.net)

### Notice of Decision of Minor Site Review

|                                   |  |
|-----------------------------------|--|
| <b>Applicant:</b>                 | Paqakos, LLC, Eric Paquette  |
| <b>Project location:</b>          | 40 Elmo Lane   |
| <b>Type of project:</b>           | Proposed out-building 27'x37' for equipment storage and material cutting |
| <b>Case #</b>                     | 216 – 67 – GI – 21   |
| <b>Date of site review:</b>       | September 9, 2021  |
| <b>Date of decision issuance:</b> | September 13, 2021   |

Dear Paqakos, LLC,

This notice is to inform you that your application for Minor Site Plan Review, proposal for an out-building for equipment storage and material cutting, has been **approved with conditions** by the Special Site Review Committee with the following conditions:

- 1) It appears the area disturbed areas under old applications is different than what was originally submitted under historic Current Use maps. Please submit a new Current Use map. A land use change tax will be issued on additional acreage disturbed.
- 2) City Council approval is needed to build on frontage of Class IV highway per RSA 674:21 I(c). Planning Department will send example paperwork that is required including a waiver and Release as specified in RSA.
- 3) There is a list of items still not yet completed from a previous approval. This includes:
  - a) Building and drainage structures not built per original site plan.
  - b) A secondary business is onsite without site review approval
  - c) Driveway may not be constructed to standards for EMS (previous DPW letters found)
  - d) Fire Service water infrastructure on site is not acceptable.
    - i) Options are: Cistern, or install municipal water down Elmo with hydrants, or provide a Fire engineer letter stating that existing building doesn't need sprinklers.

In order to rectify this, the applicant will do the following:

- a) Complete asbuilts, and complete drainage work
- b) Complete a Stormwater report to verify what is out there is sufficient given the changes to the site.
- c) Submit a site plan application for the addition business out there
- d) Provide roadway borings or other evidence that the road was built to support EMS vehicles.
- e) Work with the Fire Department in increase water capacity choosing one of the options above.

This shall be addressed as outlined during within 12 months.

**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,

A handwritten signature in purple ink that reads "Shanna B. Saunders". The signature is written in a cursive, flowing style.

Shanna B. Saunders

*Director, Planning and Development*