



PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire

Check one of the following: ☐ Design Review ☒ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 114; Lot #'s: 8; Zoning district: Highway Commercial (HC)

Property address/location: 303 & 305 North Main Street; # acres: 3.18

Name of project (if applicable): All Purpose Storage Rochester, NH

Proposed project

Describe proposed project: Proposed subdivision of lot 114-8 into 3 lots. 114-8-1(Dunkin Donuts) 114-8-2 (Pizz hut) and 114-8-3 (Proposed Contractor Storage) Site Plan.

Nonresidential: current bldg. size 2,527 & 3,925 s.f.; total proposed bldg. size TBD s.f.

Residential: current # units NA; total proposed # units NA

City water? yes X no ; how far is City water from the site? Already onsite

City sewer? yes X no ; how far is City sewer from the site? Already onsite

Property owner

Name (include name of individual): All Purpose Storage Rochester LLC (Jeremiah Boucher - Managing Member)

Mailing address: 4023 Dean Martin Drive, Las Vegas, NV 89103

Telephone #: 702-550-3808 Email: jeremiah@patrioholdings.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as above

Mailing address:

Telephone #: Email:

Engineer/surveyor

Name (include name of individual): Fieldstone Land Consultants, PLLC (Michael D. Ploof, L.L.S.)

Mailing address: 206 Elm Street, Milford, NH 03055

Telephone #: 603-672-5456 Fax #: 603-4135456

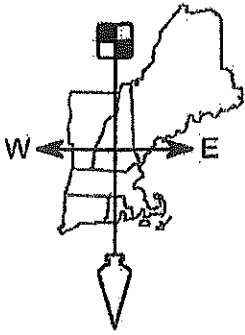
Email address: MDPloof@fieldstonelandconsultants.com Professional license #: NH LLS #946

Signature  Date 10/24/22

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: 
Date: 10/24/22



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

October 4, 2021

RE: Patriot Holdings, LLC
303 & 305 North Main Street - Rochester, NH
Tax Map 114 Lot 8

To Whom It May Concern:

The undersigned hereby authorizes Patriot Holdings, LLC and Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

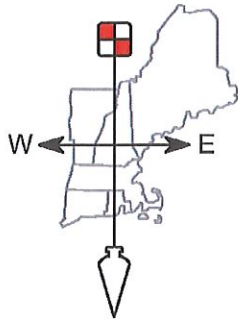
Owner:

Signature: 

Print: Jeremiah Boucher
(Managing Member)

Date 7/05/22

LETTER OF TRANSMITTAL



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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: City of Rochester
Shanna Saunders
Planning Director
City Hall Annex, 33 Wakefield Street
Rochester, NH 0386743

Date: October 24, 2022

Re: Preliminary Site Plan Application / Proposed Minor Subdivision –
All Purpose Storage Rochester, NH – Tax Map 114 Lot 8
303 & 305 North Main Street, Rochester, New Hampshire

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

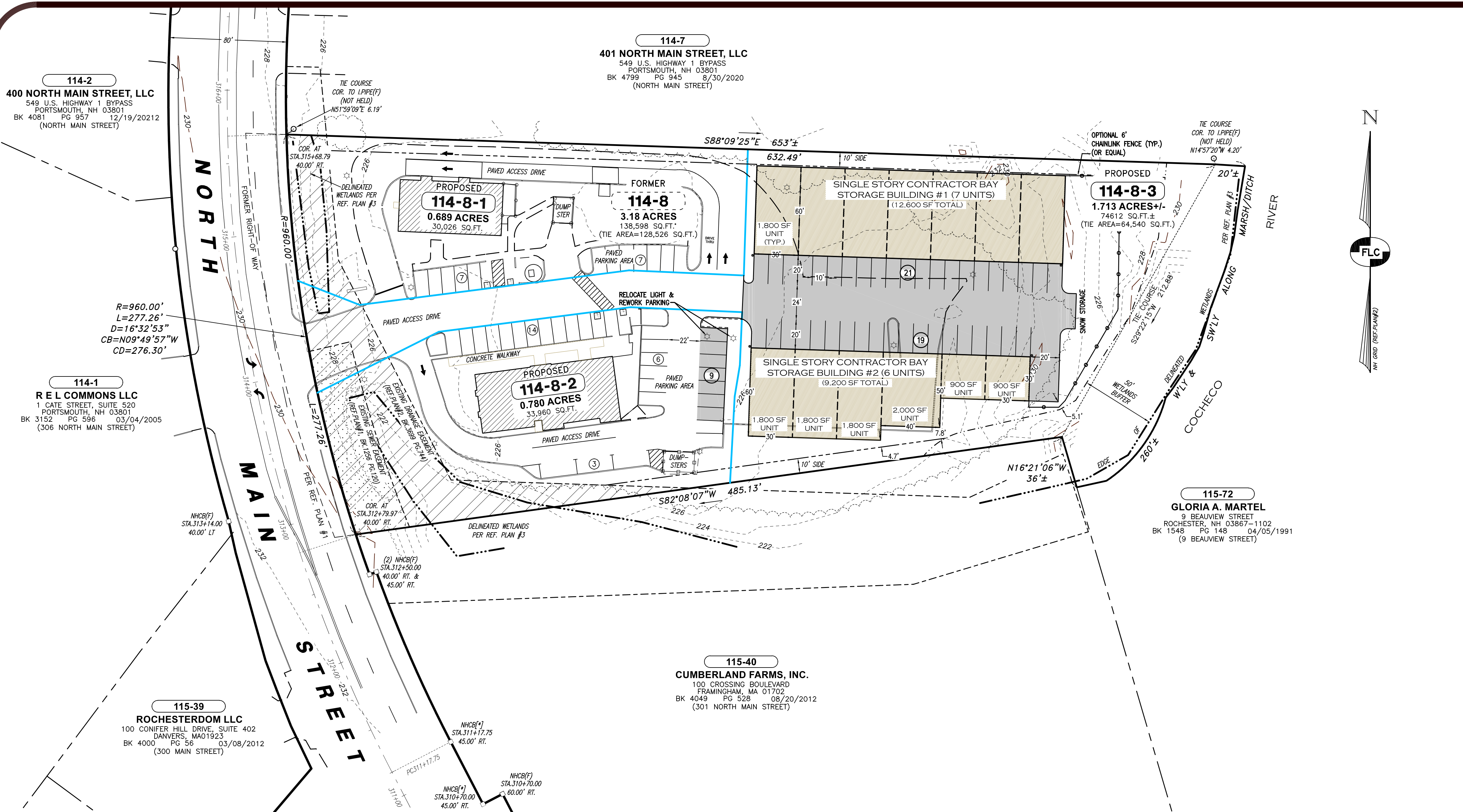
COPIES	DATE	NO.	DESCRIPTION
4			"Preliminary" Site Plan Application -
4			Full Size Prints 22 x 34
1			Half Size Print 11 x 17
1			Letter of Authorization
1			PDF electronic file of submission package

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected copies
☐ For review and comment ☐ _____
☐ FOR BIDS DUE: ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hi Shanna, per our meeting on 10/13/22 regarding the above referenced site, we are submitting this Preliminary Site Plan Application as suggested to the TRG with the anticipation of receiving input on how to best achieve our goals. As you know from our meeting, we are proposing to subdivide lot 114-8 into 3 lots, two of which are already developed with Dunkin Donuts and Pizza Hut, and to develop the remaining lot with a site plan for a contractor storage building. We were hoping to receive comments from the TRG with regards to waivers and or / variances to facilitate this project. Please call me with any questions or concerns.

Michael D. Ploof, LLS



CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON AND THAT IT HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING SAID LOTS."

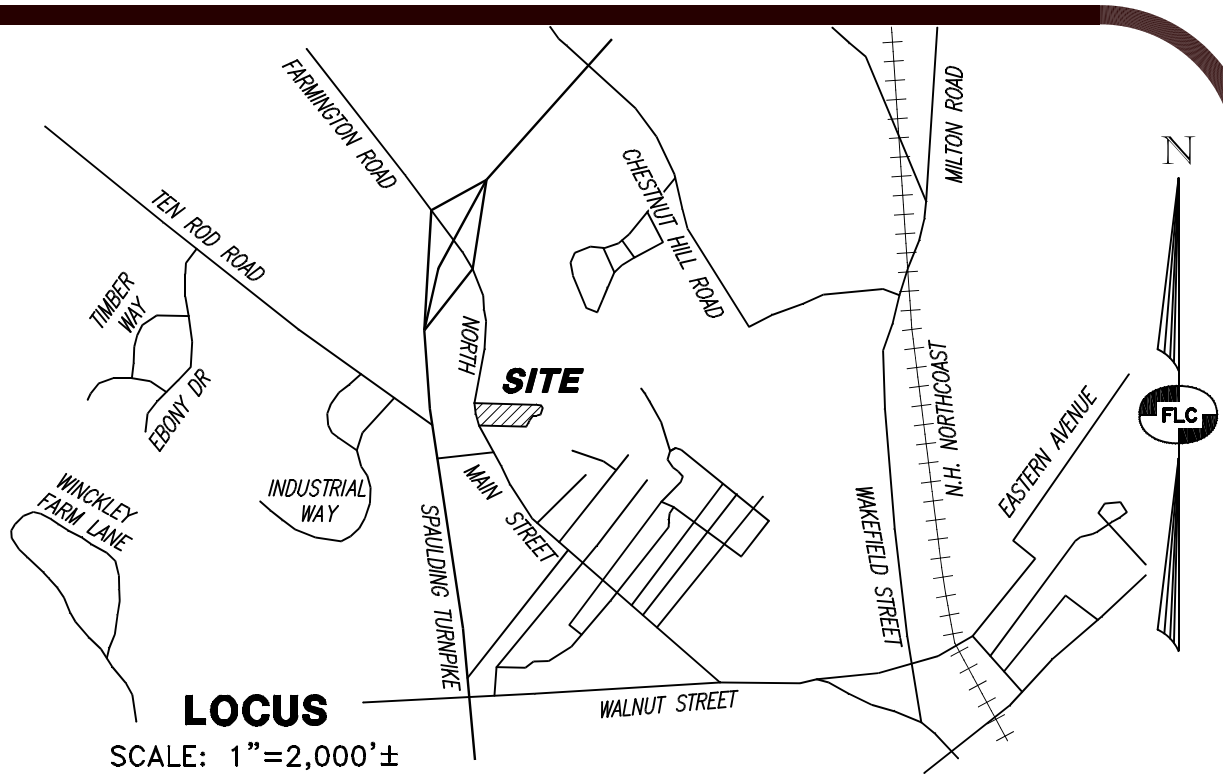
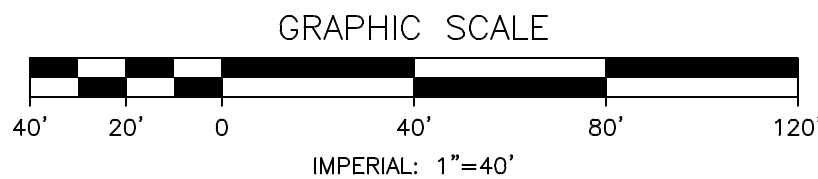
DATE: _____

LEGEND:

- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - CURB LINE
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS BUFFER LINE
 - EXISTING EASEMENT LINE
 - CHAIN-LINK FENCE
 - STOCKADE FENCE
 - ADDRESS ON NORTH MAIN STREET
- 114-8 TAX MAP & LOT NUMBER
- UNIT SUBSTANTIALLY COMPLETE

REFERENCE PLANS:

- "PLAN OF LAND - FOR J. PEIRCE TRUST, MEREDITH PEIRCE, TRUSTEE AND WILLIAM "CHIP" ALBEE - NEW HAMPSHIRE ROUTE 11 - ROCHESTER, NEW HAMPSHIRE - TAX MAP #114 LOT 8" - SCALE: 1"=40', DATED: MARCH, 2001, PREPARED BY: LAND TECHNICAL SERVICE CORPORATION AND RECORDED IN THE S.C.R.D. AS PLAN #64-21.
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION-BUREAU OF HIGHWAY DESIGN - FARMINGTON ROAD - RIGHT-OF-WAY PLAN - COUNTY OF: STRAFFORD - CITY OF: ROCHESTER - STATE PROJECT NO.: 10620-D", SHEETS 1, 2, 3 & 11, SCALE 1"=20', DATE OF FINAL CHECK: JANUARY 11, 2011, BY CLOUGH HARBOUR & ASSOCIATED LLP & VERMONT SURVEY AND ENGINEERING, RECORDED IN THE S.C.R.D. AS PLANS 101-045, 101-046, 101-047 & 101-055.
- "DEVELOPMENT PLANS FOR MULTI-TENANT COMMERCIAL DEVELOPMENT - ROCHESTER, NEW HAMPSHIRE - 303 NORTH MAIN STREET" - SCALE: 1"=30', DATED APRIL, 2003, PREPARED BY: GORRILL-PALMER CONSULTING ENGINEERS, INC.



NOTES:

- THE OWNER OF RECORD FOR TAX MAP 114 LOT 8 IS ALL PURPOSE STORAGE ROCHESTER LLC, 4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103. THE DEED REFERENCE FOR THE PARCEL IS BK.4955 PG.155 DATED SEPTEMBER 14, 2021 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A 3 LOT SUBDIVISION ALONG WITH A CONTRACTOR BAY DEVELOPMENTS AND ASSOCIATED SITE IMPROVEMENTS ON EXISTING TAX MAP 114 LOT 8. A VARIANCE IS REQUIRED ON PROPOSED LOT 114-8-3 FOR REDUCED FRONTAGE.
- THE TOTAL AREA OF TAX MAP 114 LOT 8 IS 3.18± ACRES, OR 138,598± SQ.FT. WITH 277.26 FT. OF FRONTAGE ALONG NORTH MAIN STREET (AKA FARMINGTON ROAD).
- PROPOSED LOT 114-8-1 HAS 30,026 SQ.FT. OR 0.689 ACRES WITH 100.00 FT. OF FRONT ALONG NORTH MAIN STREET. PROPOSED LOT 114-8-2 HAS 33,960 SQ.FT. OR 0.780 ACRES WITH 100.00 FT. OF FRONTAGE ALONG NORTH MAIN STREET. PROPOSED LOT 114-8-3 HAS 74,612± SQ.FT. OR 1.713± ACRES WITH 77.26 FT. OF FRONTAGE ALONG NORTH MAIN STREET.
- ZONING FOR THE ENTIRE PARCEL IS (HC) - HIGHWAY COMMERCIAL DISTRICT - MINIMUM LOT SIZE = 20,000 SQ.FT. MINIMUM FRONTAGE REQUIREMENT= 100 FT. FRONT SETBACKS=20 FT. SIDE SETBACKS=10 FT. REAR SETBACKS=25 FT.
- HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM (REFERENCE PLAN #2). VERTICAL DATUM IS NAVD83, BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
- THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE THE RESULT OF AN ON-SITE SURVEY PERFORMED BY THIS OFFICE. THE BOUNDARY INFORMATION WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2021.
- A PORTION OF TAX MAP 114 LOT 8 LIES WITHIN THE CONSERVATION PROTECTION OVERLAY DISTRICT - A 50 FT. BUFFER EXISTS FROM DELINEATED WETLANDS AND A 75 FT. BUFFER EXISTS FROM COCHECO RIVER.
- WETLAND LOCATIONS SHOWN ARE PER REFERENCE PLAN #3.
- SOUTHERLY AND EASTERLY PORTIONS OF TAX MAP LOT 114-8 LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD PER FEMA FIRM PANEL NUMBER 33017C0203D, DATED MAY 17, 2005 FOR THE CITY OF ROCHESTER, COMMUNITY NUMBER 330150.
- TAX MAP LOT 114-8 LIES WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT PER THE CITY OF ROCHESTER GIS AQUIFER MAP.
- TAX MAP LOT 114-8 IS SUBJECT TO A CROSS EASEMENT AGREEMENT (BK. 3502 PG.156 01/26/17). THE SITE IS SUBJECT TO A SEWER EASEMENT TO THE CITY OF ROCHESTER (BK.1256 PG.120 07/02/86) AND A DRAINAGE EASEMENT TO N.H.D.O.T (BK.3699 PG.744 12/15/08).
- PROPOSED LOT 1 CURRENTLY HAS AN EXISTING "DUNKIN' DONUTS" RESTAURANT ON IT. PROPOSED LOT 2 CURRENTLY HAS AN EXISTING "PIZZA HUT" RESTAURANT ON IT. PROPOSED LOT 3 IS CURRENTLY VACANT.
- PROPOSED LOTS 1 AND 2 SHOWN HEREON ARE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND NATURAL GAS UTILITIES. THEY ARE ALSO SERVICED BY MUNICIPAL SEWER AND WATER.

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONCEPT PLAN
TAX MAP 114 LOT 8
(303 & 305 NORTH MAIN STREET)
ROCHESTER, NEW HAMPSHIRE

PREPARED FOR:
PATRIOT HOLDINGS, LLC
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

LAND OF:
**ALL PURPOSE STORAGE
ROCHESTER LLC**
4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

SCALE: 1"=40' SEPTEMBER 19, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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