



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 7/5/22

Property information

Tax map #: 128; Lot #(s): 221; Zoning district: RMU

Property address/location: 165 Charles St.

Brief project description: Convert offices to Residential Apts.

Property owner

Name (include name of individual): Acacia LLC

Mailing address: 1 Old Dover Rd Rochester NH 03867

Telephone #: 603-502-2771 Email address: Delisle47@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Paul Delisle

Mailing address: Same

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

☐ Nonresidential project ☐ Home Occupation II or III

☒ Multi-Family Residential project

Check all that apply:

- ☒ change of use ☐ new building ☐ building addition
☐ new parking area ☐ expansion of existing parking area
☐ new signage; ☐ exterior lighting ☐ other site changes

Describe current use/nature of property: 12 Office Units

Describe proposed use/activity: 12 Residential Units

parking spaces: existing: 40 ; total proposed: 40

Current square footage of building 7568; Proposed square footage of building 7568

City water? yes ☒ no ☐; How far is City water from the site? _____

City sewer? yes ☒ no ☐; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? _____ gallons per day

Where will stormwater be discharged? Back of Parking

Number of existing dwelling units: 12 Total number of proposed dwelling units: 12

New building(s)? _____ Addition(s)/modifications to existing building(s)? Yes

Describe current use/nature of property: Office / Commercial

Describe proposed use/activity: Residential

of parking spaces: existing: 40 total proposed: 40

Hours of Operation: N/A Days of Operation: -

Number of employees: _____ Square footage to be used for new proposed use: -

Maximum Number of Pupils at one time (for classes): -

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

This application must be accompanied by the following:

- Site plan drawing with:
 - All building dimensions (including any additions, if applicable)
 - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
 - Location of proposed change of use/addition/home occupation.

Submission of application & acknowledgement about process

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner:



Date:

7/5/22

Signature of applicant/developer:



Date:

7/5/22

Signature of agent:

Date:

Authorization to enter 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: 7/5/22

Home Occupation: An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations – 1,2,and 3. (See Section 42.24 – Home Occupations)

Requirements for All Home Occupations. The following standards apply to all home occupations - 1, 2, and 3: *(If any of these cannot be met, it will be deemed **not** an allowed use)*

1. On Resident's Property. Home occupations shall be conducted by the individual on the property in which he/she resides.
2. Inside the Dwelling. All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. Character. Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. Retail Sales. There shall be no retail sales of goods or products on the premises, except:
 - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - b. for goods shipped pursuant to mail/email/telecommunication order;

Owner1	Owner2	BillingAddress	City State Zip
CARIGNAN D P & D L REV TRUST	CARIGNAN DAVID P & DIANE L	19 WILSON ST	ROCHESTER, NH 03867-34
CARIGNAN D P & D L REV TRUST	CARIGNAN DAVID P & DIANE L	19 WILSON ST	ROCHESTER, NH 03867-34
C S C PROPERTIES LLC		663 COLUMBUS AVE	ROCHESTER, NH 03867-34
LESPERANCE DONALD P &	ODER THERESE M	15 WILSON ST	ROCHESTER, NH 00000
DUMONT DIANE & DAVID B		171 CHARLES ST	ROCHESTER, NH 03867-34
KINCAID GARY A & TARA L		17 WILSON ST	ROCHESTER, NH 00000
KJE PROPERTIES LLC		163 B CHARLES ST	ROCHESTER, NH 03867-34
ACACIA LLC		1 OLD DOVER RD	ROCHESTER, NH 03867
KINCAID GARY A & TARA L		17 WILSON ST	ROCHESTER, NH 03867-34
LESPERANCE DONALD P &	ODER THERESE M	15 WILSON ST	ROCHESTER, NH 03867-34

LEGEND

- PROPERTY LINE
- SETBACK LINES
- EXISTING MONUMENT
- "NPA"
- PROPOSED MONUMENT
- UTILITY POLE

TAX MAP 128
LOT 215

TAX MAP 132
LOT 15

CHARLES STREET

COLUMBUS AVENUE - NH ROUTE 125

LOCUS MAP
NTS

REVISIONS:
05-08-15 ADDED FIELD LOCATED PAVEMENT, SET
MONUMENTS AND ADJUSTED PROPOSED LOT LINES.

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO DO A LOT LINE REVISION BETWEEN TAX MAP 128, LOT 221 AND TAX MAP 132, LOT 49.
- LOT AREAS:
TAX MAP 128, LOT 221
OLD AREA= 52,105 SF / 1.196 ACRE
NEW AREA= 40,379 / 0.927 ACRE
AREA TO BE CONVEYED TO TAX MAP 132, LOT 49= 11,726 SF
TAX MAP 132, LOT 49
OLD AREA= 19,157 SF / 0.44 ACRE
NEW AREA= 30,883 SF / 0.709 ACRE
- THESE LOTS ARE ZONED NEIGHBORHOOD MIXED USE (NMF).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE (WITH BOTH WATER AND SEWER) = 6,000 SF
MINIMUM LOT FRONTAGE = 60 FEET
MINIMUM YARD SETBACKS:
FRONT = MINIMUM - 0 FEET / MAXIMUM - 25 FEET
SIDE = 5 FEET (INCLUDES STREET SIDE)
REAR = 20 FEET
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
- FIELD SURVEY WAS PERFORMED ON FEBRUARY 10, 2015 DURING HEAVY SNOW COVERED CONDITIONS AND THE PAVEMENT AREAS WERE NOT VISUALABLE. PARKING AREAS ARE DRAWN BY TRACING AERIAL MAPS AND THE LOCATIONS SHOWN ON THIS PLAN MAY NOT BE ACCURATE.
- PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0211D.
- SOIL TYPE: Wda - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES PER SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE.
- THERE SHALL BE A PROPOSED DRAINAGE EASEMENT BETWEEN THE CATCH BASINS LOCATED ON TAX MAP 128, LOT 221 AND TAX MAP 132, LOT 49.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

PLAN REFERENCES:

- "LAND SUBDIVISION FOR ROBERT D. MARSH, ROCHESTER, NH" DATED MAY 1950 BY F.F. SPENCER, CE
S.C.R.D. POCKET 3, FOLDER 3, PLAN 16A
- "PLAN OF LAND, ARNOLD T. CLEMENT CO., INC." DATED APRIL 1975 BY FREDERICK E. DREW ASSOCIATES
S.C.R.D. POCKET 13, FOLDER 1, PLAN 58
- "SITE PLAN, 163 CHARLES STREET, ROCHESTER, NH, K.E. AUTOMOTIVE MACHINE SHOP OF ROCHESTER" DATED JUNE 1987 BY NORWAY PLAINS ASSOCIATES, INC. NOT RECORDED

MAP	LOT	OWNER'S NAME	ADDRESS
128	215	ARANTO Realty, Inc.	557 N. State Street, Concord, NH 03301
128	219	W & P Restaurant Corp.	183 Charles Street, Rochester, NH 03867
128	220	Waller & Diane Dumonts	171 Charles Street, Rochester, NH 03867
128	221	Jane Forrest	165 Charles Street, Rochester, NH 03867
128	222	K.E. Automotive Machine Shop of Rochester	163 Charles Street, Rochester, NH 03867
128	240	Donald Legerance & Therese Ode	15 Wilson Street, Rochester, NH 03867
128	241	Gary & Tara Kincaid	17 Wilson Street, Rochester, NH 03867
128	242	David & Diane Carigan	19 Wilson Street, Rochester, NH 03867
128	243	same as 128-242	
128	244	same as 128-241	
128	245	same as 128-240	
132	15	Abiquili LLC	664 Columbus Ave., Suite 7, Rochester, NH 03867
132	47	185 Charles Street, LLC	14 Nature Lane, Rochester, NH 03867
132	48	Leon Lampes	36 Lawrence Road, Derry, NH 03038
132	49	Stephen Marcotte & Nicholas Marcotte	37 Stillwater Way, Barrington, NH 03825

TAX MAP 128, LOT 221
OWNER OF RECORD:
JANE L. FORREST
165 CHARLES STREET
ROCHESTER, NH 03867
BOOK 1138, PAGE 185

TAX MAP 132, LOT 49
OWNER OF RECORD:
NICHOLAS P. MARCOTTE &
STEPHEN G. MARCOTTE
32 STILLWATER WAY
BARRINGTON, NH 03825
BOOK 5872, PAGE 363

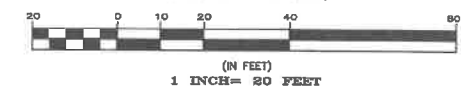
LOT LINE REVISION PLAN
165 CHARLES STREET
663 COLUMBUS AVENUE
& WILSON STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:

NICHOLAS P. MARCOTTE,
STEPHEN G. MARCOTTE
& JANE L. FORREST

SCALE: 1" = 20' MARCH 2015

GRAPHIC SCALE



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS N.H.L.L.S. 865

05-18-15

DATE:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

SIGNED BY _____ DATE _____
NAME POSITION

FILE NO. 161
PLAN NO. C-2730
DWG NO. 15011/LLR-1
F.B. NO. SDR-"GAK"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948