



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 7-6-22

Property information

Tax map #: 0251 ; Lot #(s): 34 ; Zoning district: R-1

Property address/location: LEDGEVIEW CONDO ASSOCIATION LEDGEVIEW DR.

Brief project description: CULVERT REPLACEMENT/REPAVING ADDING MISSING PARKING FROM ORIGINAL SITE PLAN

Property owner

Name (include name of individual): LEDGEVIEW CONDO ASSOCIATION/JOHN LUCAS
PRESIDENT

Mailing address: 409 LEDGEVIEW DR. ROCHESTER NH 03839

Telephone #: 603-670-3930 Email address: JLUCASJP@YAHOO.COM

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): CRITERIUM ENGINEERING (AARON BENNETT)

Mailing address: PO BOX 1117 PORTSMOUTH NH 03802

Telephone #: 207-807-5151 Email address: ABENNETT@CRITERIUM M-BENNETT.COM

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: RESIDENTIAL CONDO ASSOCIATION

Describe proposed use/activity: RESIDENTIAL CONDO ASSOCIATION

parking spaces: existing: 57 ; total proposed: 69

Current square footage of building SAME ; Proposed square footage of building SAME

City water? yes X no ; How far is City water from the site?

City sewer? yes X 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? SAME AS CURRENT

Number of existing dwelling units: 4 Total number of proposed dwelling units: 0

New building(s)? 0 Addition(s)/modifications to existing building(s)? 0

Describe current use/nature of property: RESIDENTIAL CONDO ASSOCIATION

Describe proposed use/activity: RESIDENTIAL CONDO ASSOCIATION

of parking spaces: existing: 57 total proposed: 69

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

Number of employees: N/A Square footage to be used for new proposed use: N/A

Maximum Number of Pupils at one time (for classes): N/A

Comments

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

NEW SITE PLAN WILL BE MORE CONSISTANT WITH
ORIGINAL DESIGN.

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: John A Lucas (PRESIDENT)

Date: 7-6-22

Signature of applicant/developer: _____

Date: _____

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:

John a Lucas (PRESIDENT)

Date: 7-6-22

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;

- c. to customers who visit by pre-arranged appointment only; or
 - d. for barn sales as specified under Home Occupation - III.
5. Delivery of Goods. The regular receipt or delivery of merchandise, goods or supplies to or from the business shall be limited to U.S. mail service, a standard parcel delivery service utilizing a two-axel vehicle, or a private passenger automobile.
 6. Outside Storage/Parking. There shall be no outside storage or parking of materials, equipment, or vehicles (except for one ordinary passenger vehicle, pick up truck, or van related to the business). Box trucks are permitted by special exception subject to a determination that adequate buffering can be provided.
 7. Performance Standards. There shall be no emission of noise, odor, dust, fumes, vibration, or smoke beyond the property or, in the case of multifamily dwellings, beyond the dwelling unit;
 8. Septic System. Septic system design/capacity for home occupations that utilize significant additional water or waste water volumes, such as hair salons and catering services shall be verified in writing by a licensed NH septic designer or a professional engineer;
 9. Multifamily Dwellings. Home occupations are allowed in all residential property. Any proposal for a Home Occupation-2 or Home Occupation-3 in a dwelling other than a single family dwelling shall be reviewed as a special exception (see Section F., below). In addition, the owner and residents of all units in the dwelling shall be notified of the hearing by certified mail.
 10. Parking. Adequate parking must be provided either on street or on site as determined by the Planning Department (or the ZBA where a special exception is required).

All parking design requirements stipulated in Article V – Residential Zoning Districts shall be met.

Parking shall be located in a regular residential driveway, in the side yard, or in the rear yard. Parking can occur in the front yard if the Code Enforcement Officer has found that no other alternative exists. Back to back parking is permitted. If the amount of parking is noticeably greater than that for a typical single family dwelling then it shall be fully screened or buffered. *It is emphasized that if parking cannot be handled properly and unobtrusively then the home occupation shall not be permitted.*

11. Hours of Operation. Hours for customers to visit the home occupation are restricted to the following unless otherwise specifically approved: 8:00 a.m. to 7:00 p.m., Monday through Friday; 9:00 a.m. to 6:00 p.m. Saturday.

12. **Nontransferability.** Home occupation approvals are not transferable: they are issued to a specific individual applicant for a specific home occupation at a specific site.
13. **Certificate of Occupancy.** Prior to the commencement of any home occupation, a certificate of occupancy must be obtained from the Code Enforcement Officer, when deemed necessary by the Code Enforcement Officer or requested by the applicant.
14. **Expansion.** No expansion of the scope, or significant change in the nature, of any home occupation for which an approval has been granted shall occur without subsequent review and approval.
15. **Revocation.** An approval for a home occupation may be revoked by the Code Enforcement Officer for violation of any provisions of this chapter or of any conditions of the approval. Appeals of any such revocation shall be made to the Zoning Board of Adjustment.
16. **Commercial Districts.** Within commercial districts, where the use is allowed, it need not be pursued as a home occupation even if the business owner operates from his/her house. However, site review approval is still required and the applicant is responsible for obtaining all other applicable permits.

Home Occupation-2. A home occupation-2 is an office or personal services type home occupation which may be more intensive than a Home Occupation-1. All of the following standards apply:

1. **Employees.** There shall be no more than one employee working on site other than household members who reside with the operator;
2. **500 Square Feet.** There shall be no more than 500 square feet of area used for the business;
3. **Signage.** There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed three square feet in area per side;
4. **Classes.** Instruction in classes shall be limited to four pupils at one time.

Home Occupation-3. A home occupation-3 is an office, personal services, processing, or small scale craft-production type home occupation which is more intensive than home occupations 1 and 2. All of the following standards apply:

1. **Employees.** There shall be no more than two employees working on site other than family or household members who reside with the operator;
2. **1,000 Square Feet.** There shall be no more than 1,000 square feet of area used for the business;

3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed four square feet in area per side;
4. Barn Sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.
5. Classes. Instruction in classes shall be limited to 8 pupils at one time.

Review Process Without Special Exception. A Home Occupation-II or a Home Occupation-III where no special exception is required shall be subject to the minor site plan review process as set forth in the Rochester Site Review regulations.

Review Process with Special Exception. The review process for a Home Occupation-II or a Home Occupation-III where a special exception is involved requires the submission of a Special Exception application to the Zoning Board of Adjustment, ZBA approval, and then minor site plan review approval as set forth in the Rochester Site Review regulations.

Prohibited Home Occupations. The following occupations/activities shall not be considered home occupations:

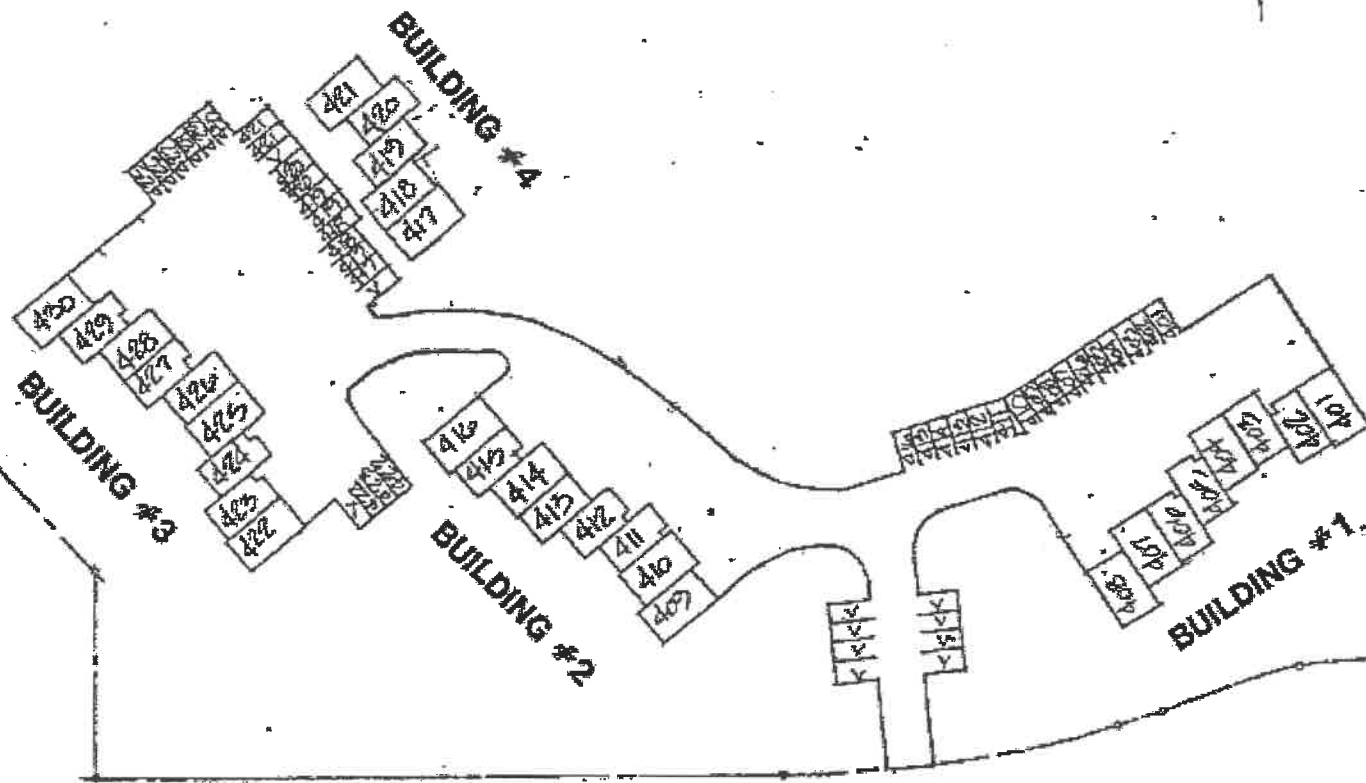
1. Bed and breakfast
2. Contractor's storage yard
3. Funeral home
4. Kennels or stables, commercial
5. Nursing home
6. Any vehicle or other heavy equipment repair
7. Restaurant
8. Retail sales operation (except as noted above)
9. Veterinary clinic
10. Commercial yard sales (except for barn sales as noted above)

Building locations are approximate-as built plan will be filed when project is complete.

"NOT YET COMPLETE"

EXHIBIT D.

UNIT AND PARKING
DESIGNATION AND ALLOCATIONS
FOR BUILDINGS ON LOT 77
LEDGEVIEW CONDOMINIUMS



LEDGEVIEW DRIVE

BR 1295 PG 0287

LEDGEVIEW DRIVE

PROPERTY
LINE

GENERAL NOTES:

1. THIS IS NOT A SURVEY. UNDERGROUND UTILITIES SHOWN AND PORTIONS OF PAVING AREAS WERE OBTAINED FROM DRAWING P0079-0040, FILED WITH THE REGISTRY OF DEEDS ON APRIL 6, 2005.
2. THE CONTRACTOR IS EXPECTED TO FIELD VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND/OR DEVELOPMENT OF QUOTATIONS.
3. LETTER-REPORT, SPECIFICATIONS AND GENERAL NOTES PROVIDED TO CLIENT UNDER SEPARATE COVER, AND DATED 6/22/21.
4. EXISTING SUBSURFACE CORRUGATED GALVANIZED DRAINAGE PIPING TO BE REPLACED WITH ADS HP STORM PIPE WITH SMOOTH INTERIOR WALL. 15" DIAMETER UNLESS NOTED OTHERWISE WITH MINIMUM 12" COVER.

SEWER

EXISTING
CB B1

AGE SYSTEM 'B'
STING 14" CMP
(SEE NOTE 4)

EXISTING RIP-RAP
DRAINAGE SWALE
E AND RESET RIPRAP
L MIRIFI 140N FILTER
FABRIC

SEE SHEET C3
FOR DETAIL OF
THIS AREA

LOW POINT PUDDLING
REGRADE PRIOR TO
PAVING ACTIVITIES

EROSION OCCURRING WHERE EXISTING SURFACE STORMWATER
RUNS OFF PAVEMENT INTO ADJACENT WOODED AREA. PITCH
PAVING TOWARD CURB AND INSTALL 6'x6' BY 14" DEEP RIP
RAP SWALE ALONG LOWEST EDGE OF PAVEMENT.



SCALE: 1" = 50'-0"

PROJECT

PAVING PROJECT
LEDGEVIEW DRIVE
ROCHESTER, NH

TITLE

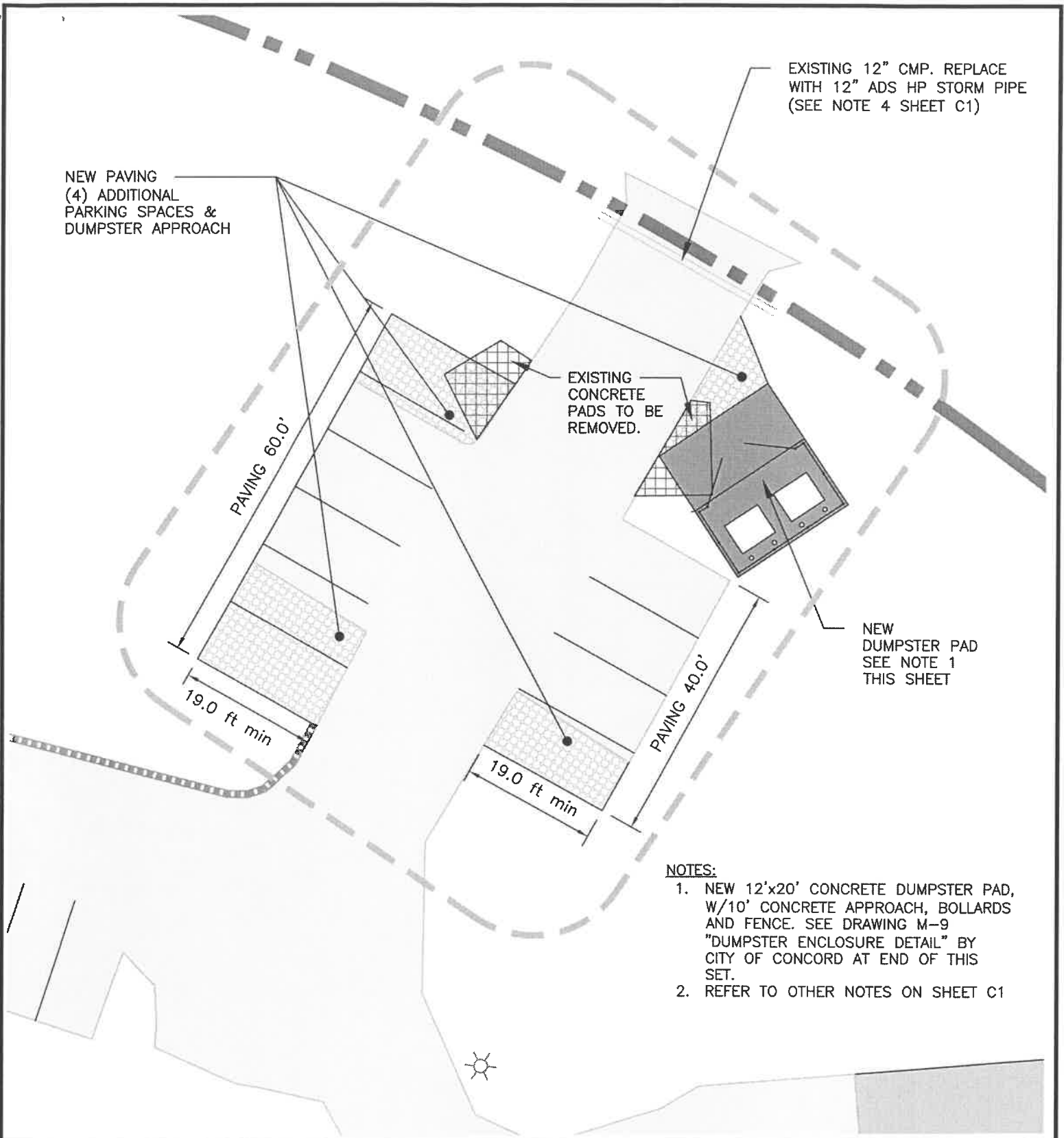
**EXISTING SITE PLAN WITH
PROPOSED IMPROVEMENTS**

DRAWING NO

C1

SCALE: 1"=50'-0"

REV DATE: -/-/-



EXISTING 12" CMP. REPLACE WITH 12" ADS HP STORM PIPE (SEE NOTE 4 SHEET C1)

NEW PAVING
(4) ADDITIONAL
PARKING SPACES &
DUMPSTER APPROACH

EXISTING
CONCRETE
PADS TO BE
REMOVED.

NEW
DUMPSTER PAD
SEE NOTE 1
THIS SHEET

PAVING 60.0'

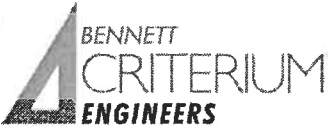
19.0 ft min

PAVING 40.0'

19.0 ft min

- NOTES:**
1. NEW 12'x20' CONCRETE DUMPSTER PAD, W/10' CONCRETE APPROACH, BOLLARDS AND FENCE. SEE DRAWING M-9 "DUMPSTER ENCLOSURE DETAIL" BY CITY OF CONCORD AT END OF THIS SET.
 2. REFER TO OTHER NOTES ON SHEET C1

PRICING PRINT
NOT FOR
CONSTRUCTION



TITLE

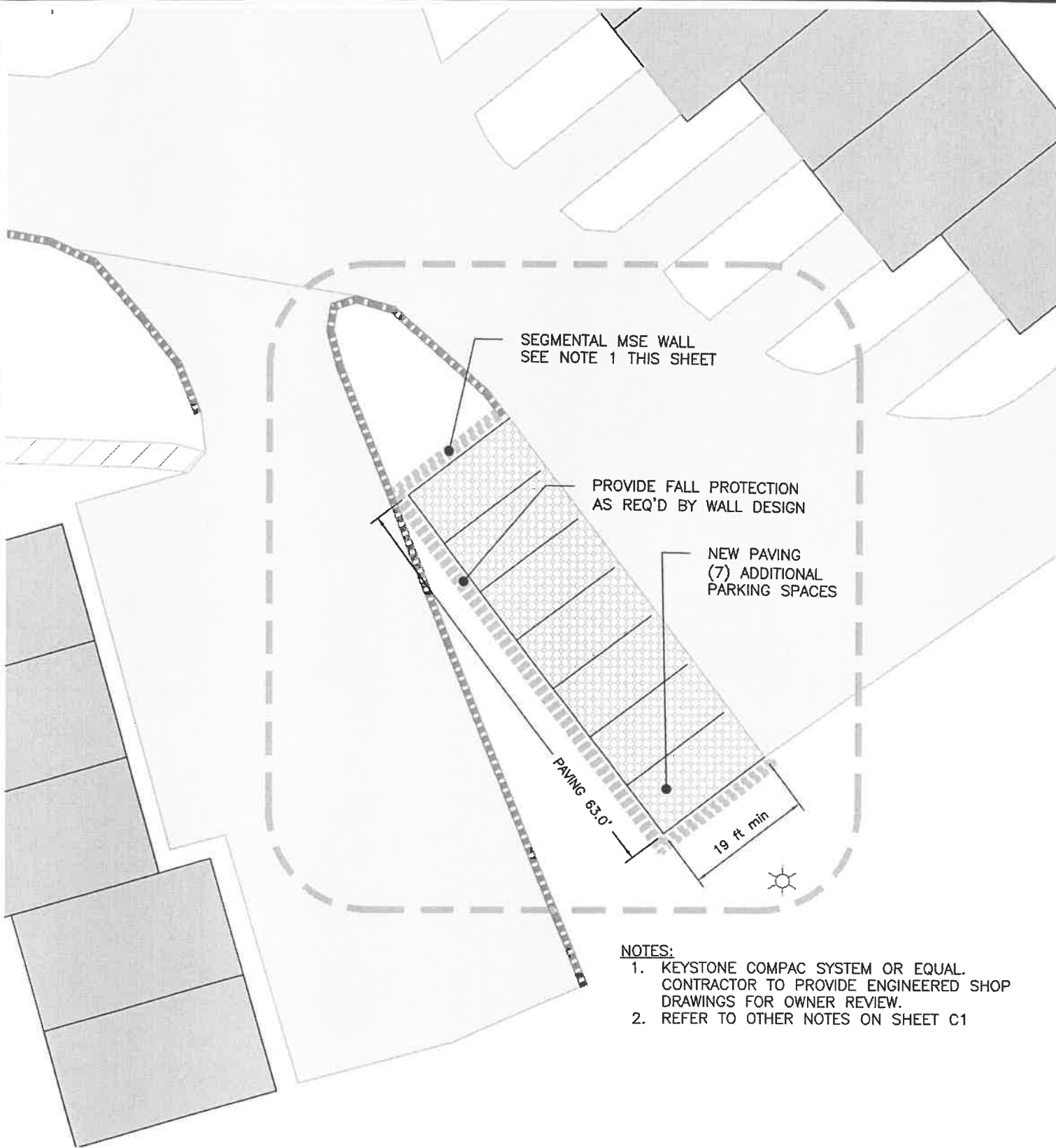
DETAIL AT
ENTRANCE

PROJ #: 21-027-NH
DATE: 07/09/2021
DWN BY: A.BENNETT
CHK BY: .
FILENAME: 21-027-Site.DWG

CLIENT
**Ledgewood
Condominiums**
Ledgewood Drive
Rochester, NH

PROJECT
PAVING PROJECT
LEDGEVIEW DRIVE
ROCHESTER, NH

DRAWING NO
C2
SCALE: 1"=20'-0"
REV DATE: -/-/-



PRICING PRINT
NOT FOR
CONSTRUCTION



TITLE

DETAIL AT
NEW PARKING

PROJ #: 21-027-NH

DATE: 07/09/2021

DWN BY: A.BENNETT

CHK BY:

FILENAME: 21-027-Site.DWG

CLIENT

**Ledgeview
Condominiums**
Ledgeview Drive
Rochester, NH

PROJECT

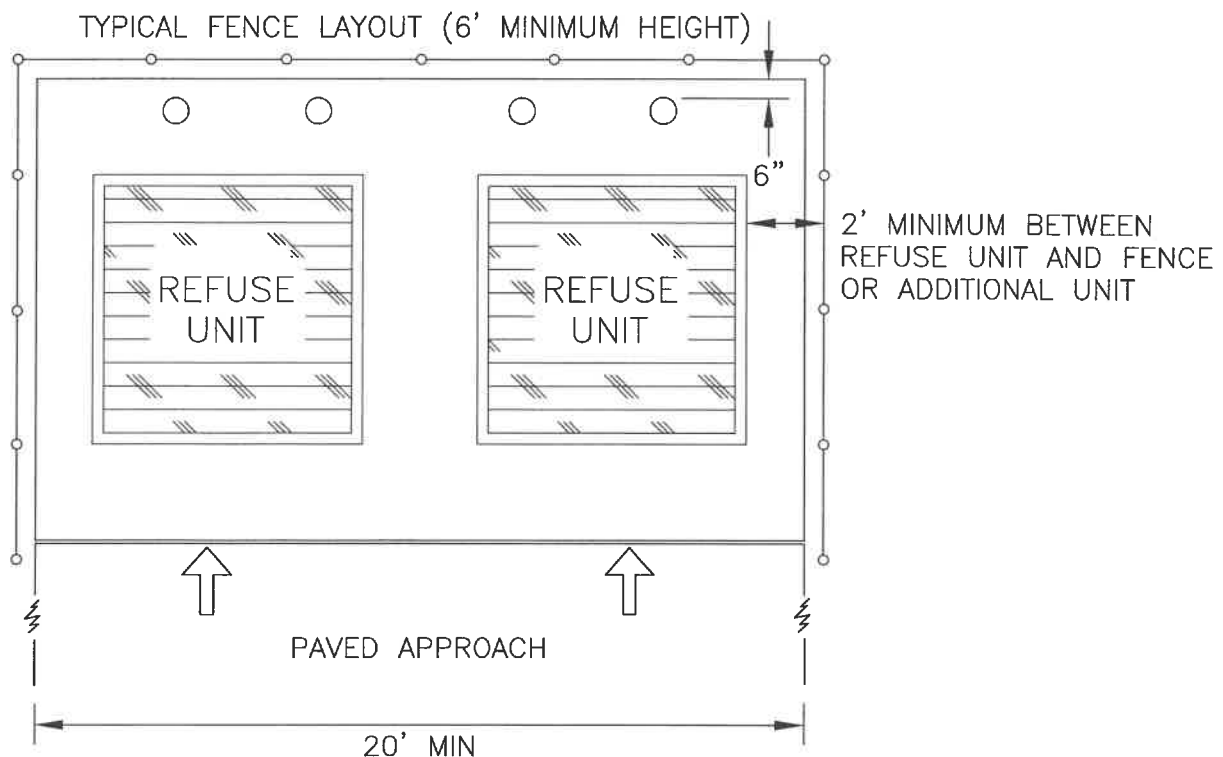
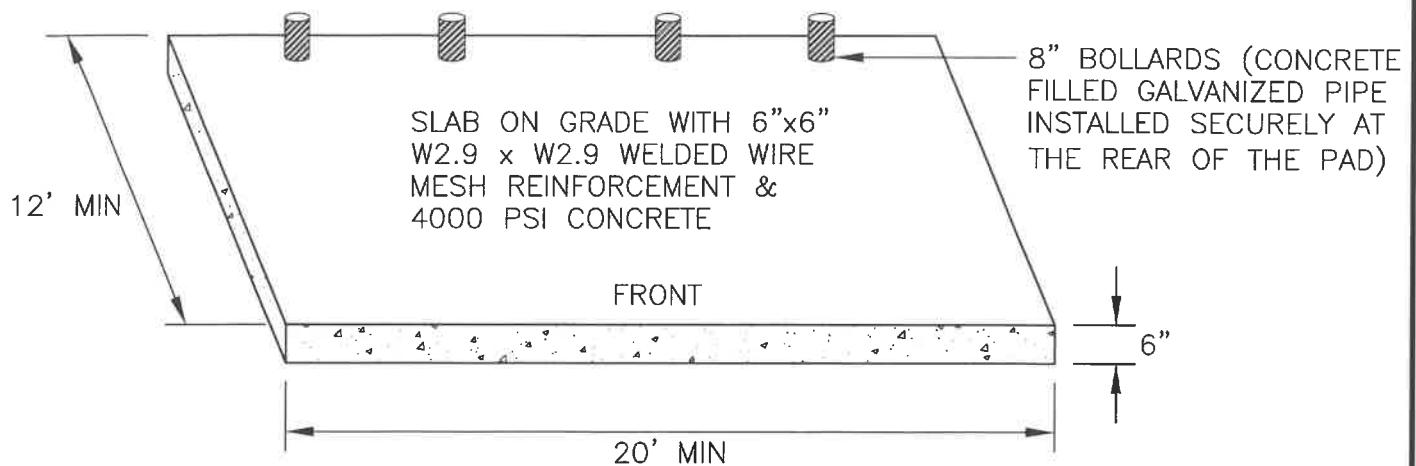
PAVING PROJECT
LEDGEVIEW DRIVE
ROCHESTER, NH

DRAWING NO

C3

SCALE: 1"=20'-0"

REV DATE: -/-/-

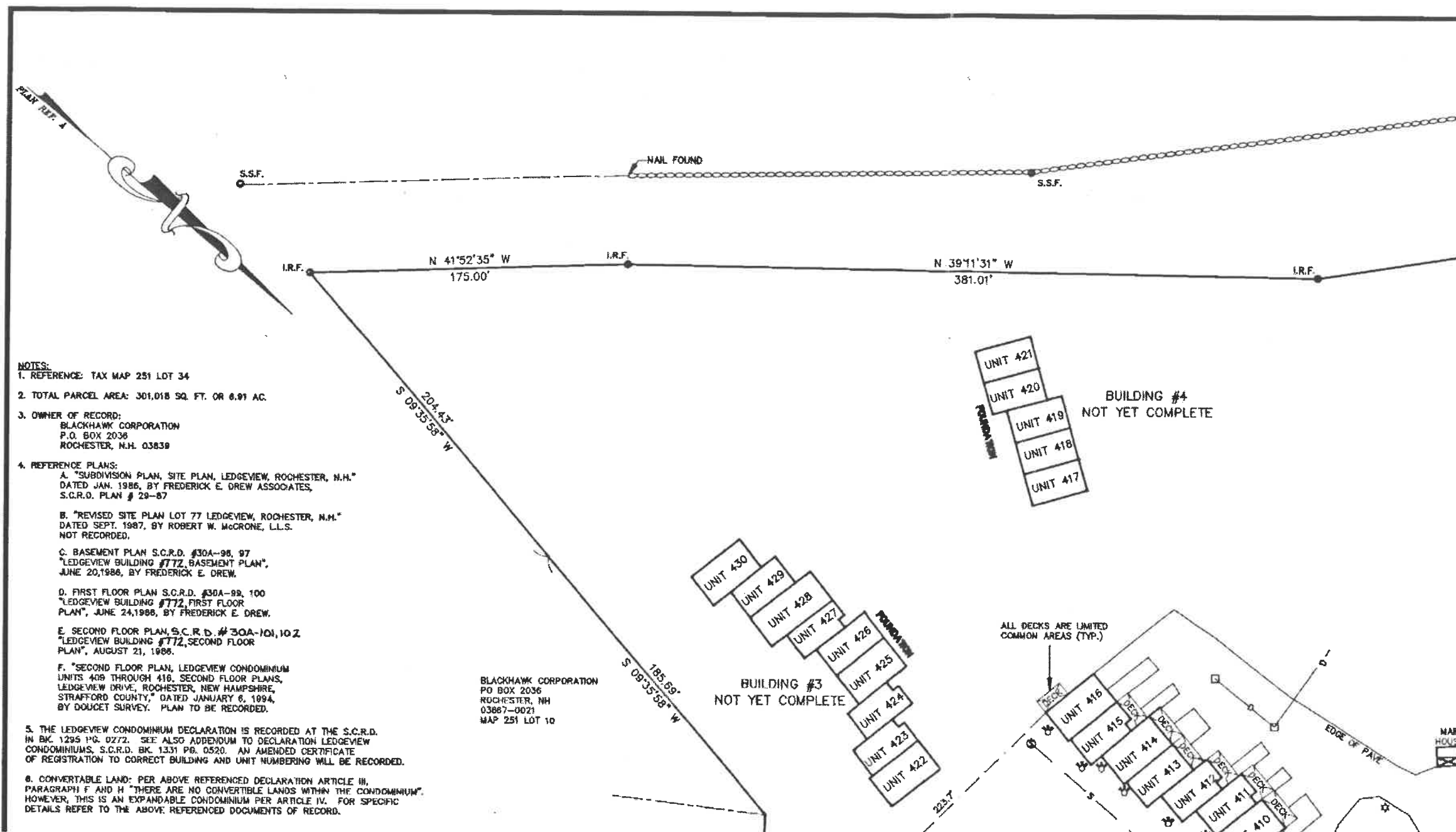


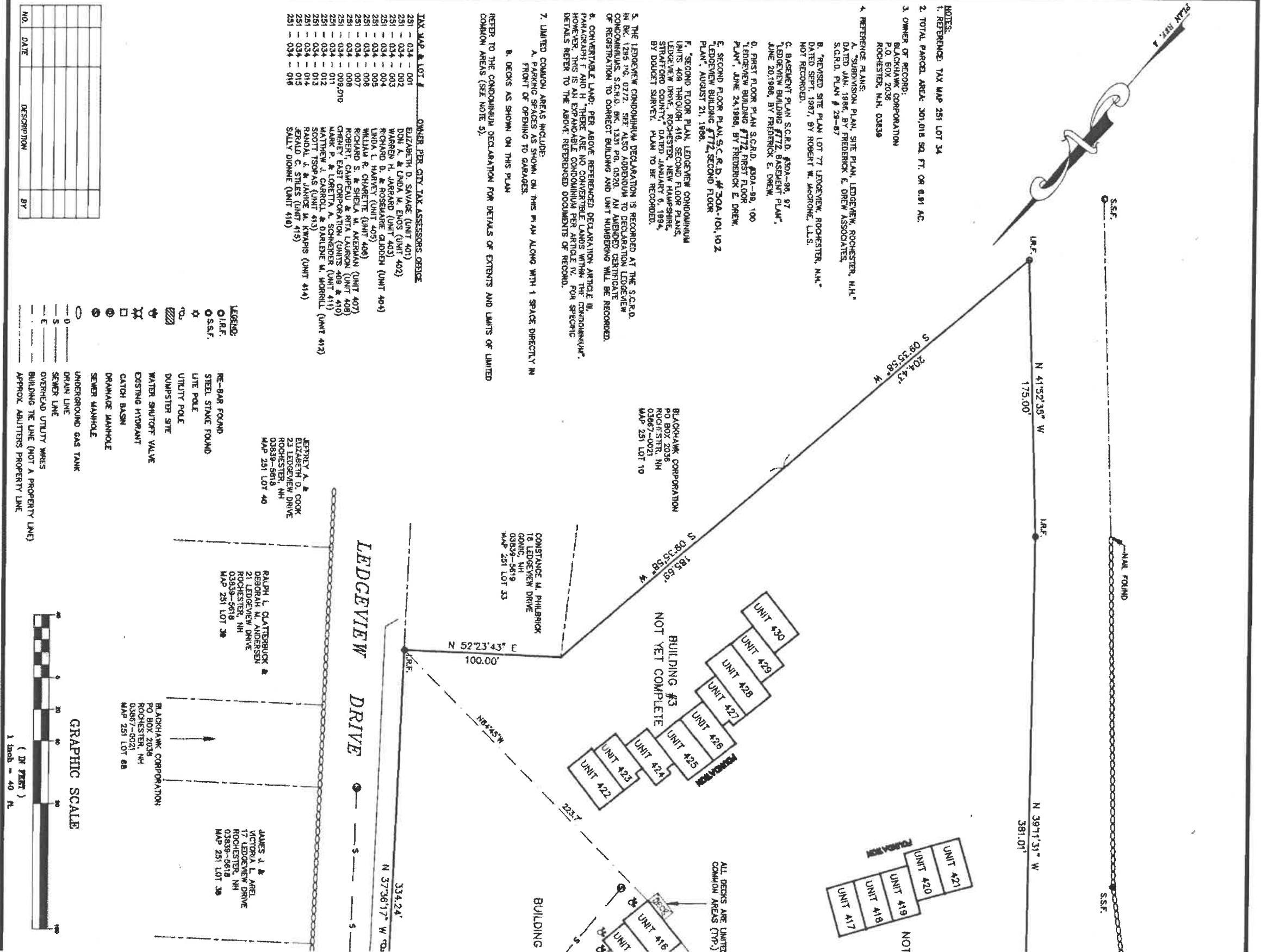
NOTES:

1. DUMPSTER PADS AND ASSOCIATED SCREENING SHALL BE PLACED WHERE THE REFUSE BINS CAN BE UNLOADED WITH A SINGLE TURNING MOVEMENT WITH A 35' FRONT LOADING TRUCK. THE WIDTH OF THE GATE SHOULD BE TAKEN INTO ACCOUNT WHEN REVIEWING TURNING MOVEMENTS.
2. GATES SHALL BE PROVIDED UNLESS THE DUMPSTER IS BLOCKED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND ABUTTING PROPERTIES BY BUILDINGS OR WALLS.
3. TRASH CONTAINERS SHALL BE LOCATED A MINIMUM DISTANCE OF 25' FROM ANY DRAINAGE STRUCTURE, INLET OR STORMWATER FACILITY.

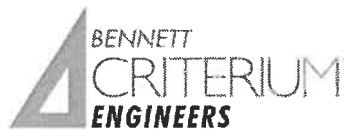
NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	SITE
1	NOTE 2	01.15	MULTIPLE DUMPSTER PAD	DRAWING NO.	M-9
-	-	-		DATE:	12/08
-	-	-		PAGE:	1
-	-	-			







PRICING PRINT
NOT FOR
CONSTRUCTION



PROJ #: 21-027-NH
DATE: 07/09/2021
DWN BY: A.BENNETT
CHK BY:
FILENAME: 21-027-Site.DWG

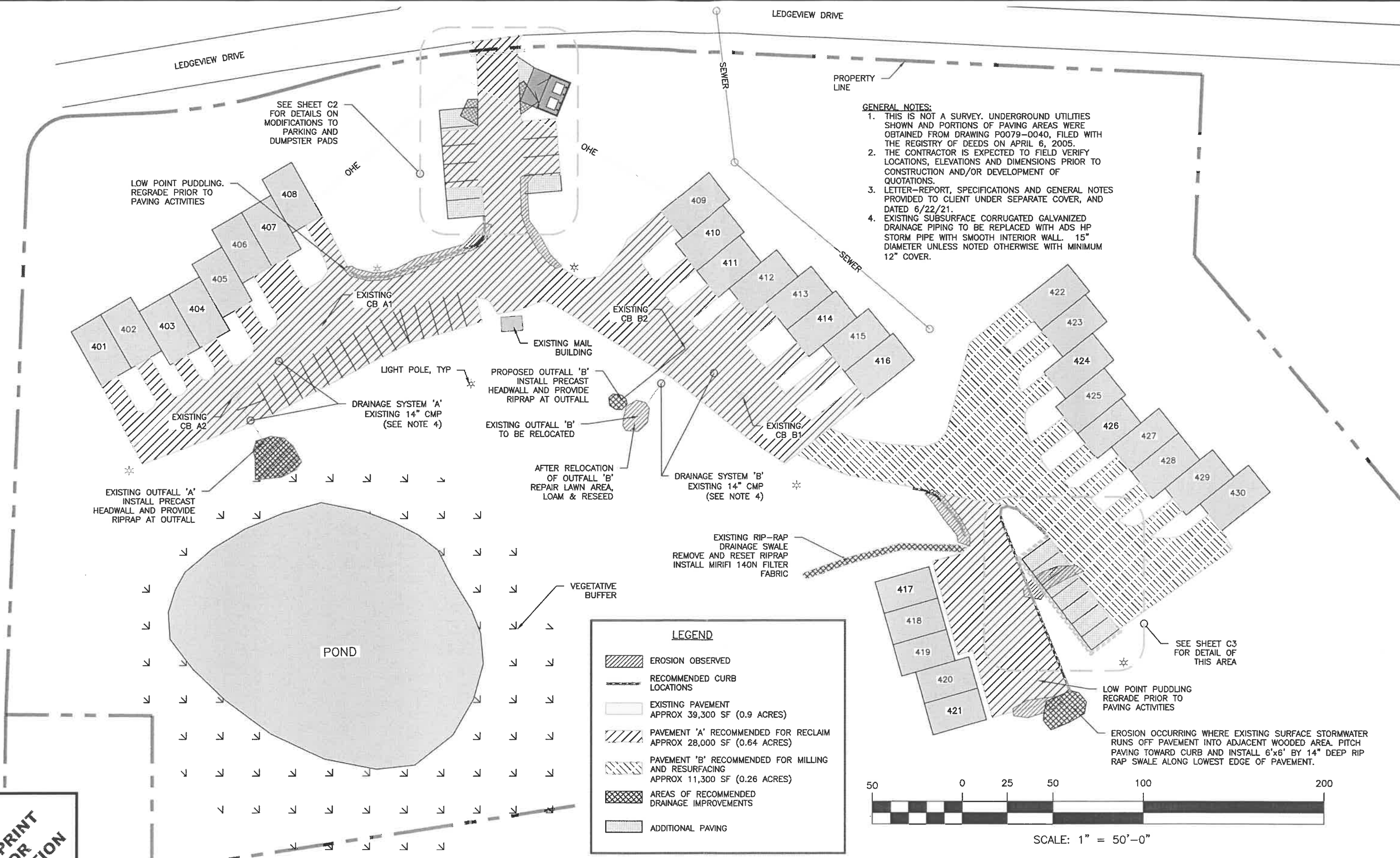
CLIENT
Ledgeview Condominiums
Ledgeview Drive
Rochester, NH

PROJECT
PAVING PROJECT
LEDGEVIEW DRIVE
ROCHESTER, NH

TITLE
**EXISTING SITE PLAN WITH
PROPOSED IMPROVEMENTS**

SCALE: 1"=50'-0"

DRAWING NO
C1
REV DATE: -/-/-



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