



**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 12/29/22

**Property information**

Tax map #: 138; Lot #'s): 99; Zoning district: Residential 1

Property address/location: 271 Chesley Hill Rd.

Brief project description: Home-based Gluten Free Baking

**Property owner**

Name (include name of individual): Allyson White

Mailing address: same as above

Telephone #: 603-374-3244 Email address: specialtybakes@gmail.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): same as above

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

**Engineer/surveyor/designer** (if applicable)

Name (include name of individual): \_\_\_\_\_

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: currently our home & kitchen

Describe proposed use/activity: will change kitchen into bakery area  
& customers can pick up their orders when ready

# parking spaces: existing: 6; total proposed: N/A

Current square footage of building 1870; Proposed square footage of building 900

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

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

If City water, what are the estimated total daily needs? 10 gallons per day (dishwasher)

Where will stormwater be discharged? basement

Number of existing dwelling units: 1 Total number of proposed dwelling units:       

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

Describe current use/nature of property: same as above

Describe proposed use/activity: same as above

# of parking spaces: existing: 6 total proposed: —

Hours of Operation: 9am-6pm Days of Operation: 6

Number of employees: 1 Square footage to be used for new proposed use: 500

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

## Comments

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

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This application must be accompanied by the following:

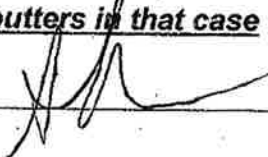
- Site plan drawing with:
  - All building dimensions (including any additions, if applicable)
  - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
  - Location of proposed change of use/addition/home occupation.

## 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):

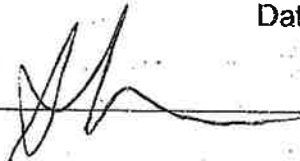
Signature of property owner: \_\_\_\_\_



Date: \_\_\_\_\_

12/29/22

Signature of applicant/developer: \_\_\_\_\_



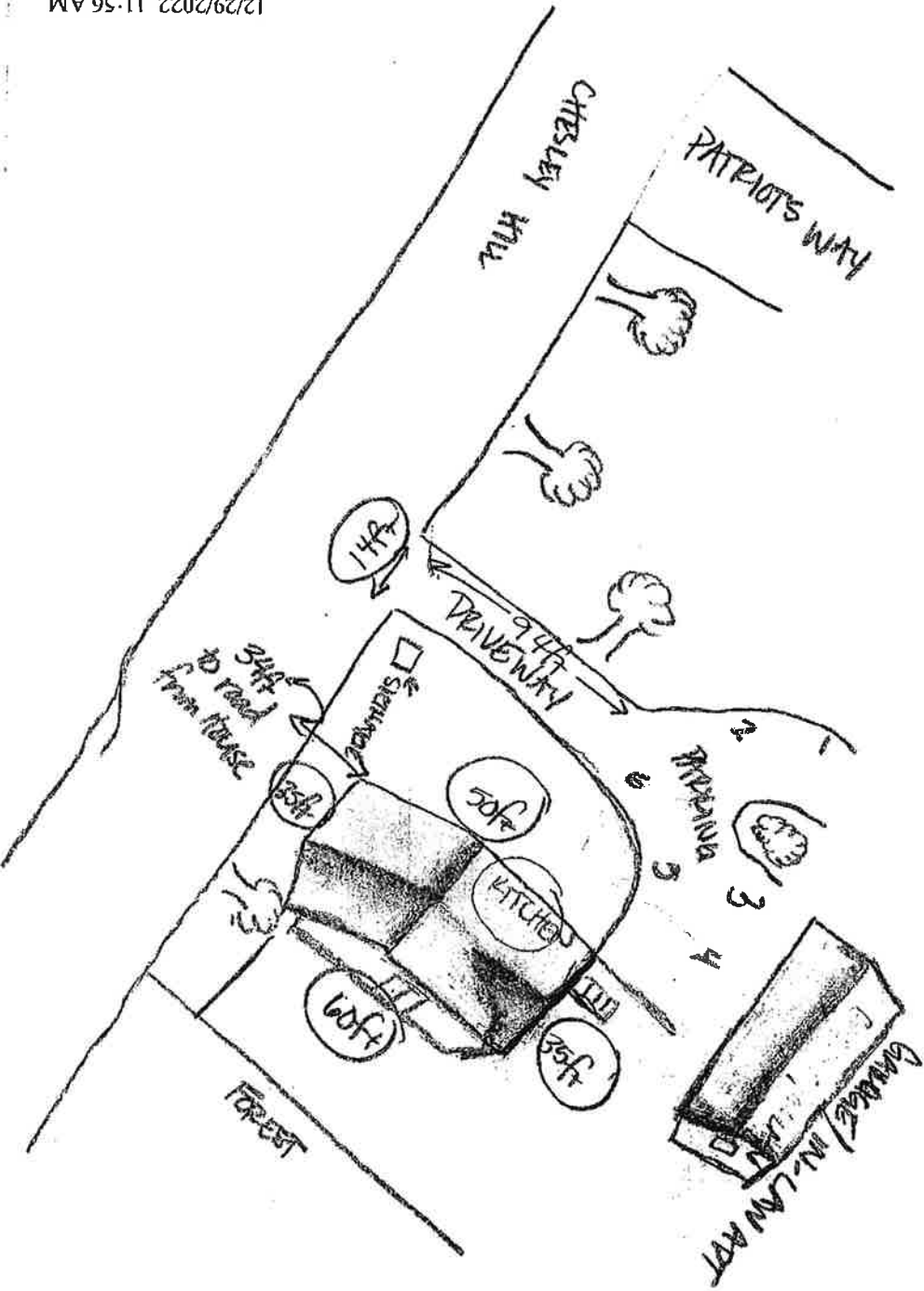
Date: \_\_\_\_\_

12/29/22

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

OUTSIDE



## Photos



## Google Maps 271 Chesley Hill Rd



Map data ©2022, Map data ©2022 20 ft

A hand-drawn floor plan of a kitchen. The layout is as follows:

- Top Left:** A rectangular area labeled "WORK SPACE". Below it is a circle containing the number "6/7".
- Top Right:** A long vertical section labeled "CABINETS" on its right side.
- Middle:** A curved section labeled "SINK".
- Below Sink:** A circular area labeled "20ft".
- Bottom Right:** A section labeled "FRIDGE".
- Far Right:** A section labeled "CURSET".
- Bottom Left:** An area labeled "OUTSIDE" with a small L-shaped structure.

A hand-drawn floor plan of a kitchen layout. The plan is divided into several zones and features the following elements:

- Top Left:** Labeled "BEDROOM".
- Top Center:** A "Breakfast" area with a "STORAGE CLOSET" (4ft) and a circular area (3.5ft).
- Top Right:** Labeled "LIVING ROOM".
- Center:** A large "ISLAND" (8ft) with a "7ft" circular area to its left. An arrow points to the island with the text "WHERE I STORE ALL EQUIPMENT & INGREDIENTS".
- Bottom Left:** Labeled "KIDS PLAY ROOM".
- Bottom Center:** A "PASTRY" area (11ft) and a "WASHER DRYER" area.
- Bottom Right:** A "TABLE" (13ft).
- Other Labels:** "ENTRY" and "FRIDGE" are also indicated.

7fr

REDROM

Presenters

LIVINGSTON

STORAGE  
CLOSET

3.54

WHERE ALL  
EQUIPMENT & INGREDIENTS  
ARE STORED

BAILED WHERE I STOPPED  
GOODS & OTHER  
NEEDS

ISLAND

EXTRA  
SPECIAL

Prakash

WASH STATE / DRAFT

TABLE

OUTSIDE  
DOOR

Owner1	Owner2	BillingAddress	City State Zip
WHITE DAVID & ALLYSON MARIE	WHITE KEVIN J & LYNN A	271 CHESLEY HILL RD	ROCHESTER, NH 03839
TARGHEE REALTY LLC		221 DOCKHAM SHORE RD	GILFORD, NH 03249
VOSS KENNETH E		272 CHESLEY HILL RD	ROCHESTER, NH 03839-5511
ALBEE NATALIE & KEITH		268 CHESLEY HILL RD	ROCHESTER, NH 03839-5511
GRONDAHL FAMILY LLC		304 MAPLEWOOD AVE	PORTSMOUTH, NH 03801-3501
DULAC NICOLAS		5 PATRIOTS WAY	ROCHESTER, NH 03839
POMERLEAU DAWN M		149 DRY HILL RD	ROCHESTER, NH 03867-4129



