

City of Rochester Planning Department  
31 Wakefield Street  
Rochester, NH 03867  
(603) 335-1338



RECEIVED

MAY 10 2013

Planning Dept.

**\*PRELIMINARY\***  
**Site Plan Application**

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

**Property information**

Tax map #: 117; Lot #(s): 3; Zoning district: RESIDENTIAL-2

Property address/location: 17 GLENWOOD AVENUE, LLC # acres: 2.59

Name of project (if applicable): \_\_\_\_\_

**Proposed project**

Describe proposed project: To construct 24 additional elderly housing units on the property once it is subdivided into two lots to separate the existing units.

*Nonresidential:* current bldg. size \_\_\_\_\_ s.f.; total proposed bldg. size \_\_\_\_\_ s.f.

*Residential:* current # units 12; total proposed # units 24

City water? yes X no \_\_\_\_; how far is City water from the site? Already on site

City sewer? yes X no \_\_\_\_; how far is City sewer from the site? Already on site

**Applicant/Agent**

Property owner (include name of individual): 17 Glenwood Avenue, LLC

Property owner mailing address: P. O. Box 1163, Rochester, NH 03866-1163

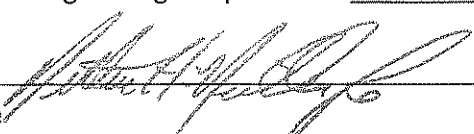
Property owner phone # 603-235-4370 email: \_\_\_\_\_

Applicant/developer (if different from property owner): \_\_\_\_\_

Applicant/developer phone # \_\_\_\_\_ email: \_\_\_\_\_

Engineer/designer/agent: Arthur H. Nickless, LLS, Norway Plains Associates, Inc.

Engineer/designer/agent phone # 603-335-3948 email: anickless@norwayplains.com

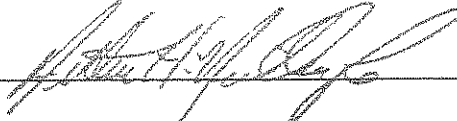
Signature 

Date May 9, 2013

## 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: \_\_\_\_\_



AGENT

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

5-9-2013

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS – CIVIL ENGINEERS – SEPTIC SYSTEM DESIGNERS

2 Continental Blvd  
P. O. Box 249  
Rochester, NH 03866-0249  
Telephone (603) 335-3948  
NH (800) 479-3948  
Email: rtetreault@norwayplains.com

31 Mooney St.  
P.O. Box 268  
Alton, NH 03809  
Telephone & Fax  
(603) 875-3948

May 8, 2013

Jim Campbell, City Planner  
City of Rochester, Planning Department  
31 Wakefield Street  
Rochester, NH 03867

**RE: 17 Glenwood Avenue, LLC - Minor Subdivision & Preliminary Site Plan Review -  
Tax Map 117, Lot 3**

Dear Mr. Campbell:

On behalf of David Lemieux and 17 Glenwood Avenue, LLC, we hereby submit applications for Minor Subdivision and Preliminary Site Plan Review for the above referenced lot.

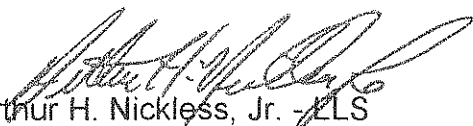
The subject parcel, Map 117, Lot 3, is 2.59 acres, zoned Residential 2 and has two 6-unit apartment buildings that utilize city water and sewer. We are proposing to subdivide the existing lot into three lots, two of the lots will each contain one of the existing two 6-unit apartment buildings. On the third lot we are proposing the construction of a 24-unit elderly housing building.

On March 14, we were granted a special exception under Article 42.23, Section (c)(26) of the City's Zoning Ordinance to permit elderly housing in the Residential 2 Zone (Case No 2013-08) and we were granted a variance under Article 42.16, Table 2, of the City's Zoning Ordinance (Case No 2013-08) to permit lot size calculation using the minimum square footage required for elderly housing (14 units/ac. or 3,111 sf. per unit). The non-elderly housing units on proposed lots 1 and 2 require a minimum of 6,000 sf. of area.

The attached plan(s) depict the subdivision of the land as well as the proposed building and parking.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**



Arthur H. Nickless, Jr. - ELS  
President

1. TOTAL PARCEL AREA: MAP 117, LOT 3 2.56 ACRES
2. PARCEL IS ZONED R-2
3. PARCEL WAS GRANTED A SPECIAL EXCEPTION TO PERMIT ELDERLY HOUSING ON A PROPOSED 3 LOT SUBDIVISION IN THE RESIDENTIAL 2 ZONE.
4. PARCEL WAS GRANTED A VARIANCE TO PERMIT LOT SIZE TO BE CALCULATED USING THE SQUARE FOOTAGE MINIMUM REQUIRED FOR ELDERLY HOUSING (14 UNITS/AC. OR 3,111 SF PER UNIT) WHERE 6,000 SF IS REQUIRED FOR PROPOSED LOTS 1 AND 2 THAT ARE NOT ELDERLY HOUSING- SEE ZBA CASE NO 2013-08 GRANTED MARCH 13, 2013.
5. MINIMUM LOT REQUIREMENTS: FRONTAGE = 60'
6. BUILDING SETBACKS: FY. = 15', SY. = 8', RY. = 25'
7. THE LOTS ARE SERVED BY THE MUNICIPAL WATER AND SEWER.



17 GLENWOOD AVENUE, LLC  
 PREPARED FOR  
 ROCHESTER, N.H.  
 TAX MAP 117, LOT 3  
 GLENWOOD AVENUE  
 1"=60' MAY. 2013

NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 210
PLAN NO.
DWG. NO. 13005/GLENWOOD2
F.B. NO.