

MEMORANDUM

<i>Date:</i>	June 22, 2010
<i>To:</i>	Michael Behrendt, AICP Chief of Planning City of Rochester 31 Wakefield Street Rochester, NH 03867-1917
<i>Subject:</i>	68 South Main Street, Rochester, NH Project Description
<i>CC to:</i>	Bob McGuire III

The goal of this project is to replace the current building at 68 South Main Street in Rochester with a new three story mixed-use building

The existing building is a one-story 5,988sf commercial building on an important downtown thoroughfare in the Historic District of Rochester. The building is in complete disrepair and the Owner; Bob McGuire III of Rye Trust is seeking to demolish the building. This site is situated on a corner lot.

The proposed building is to be three stories with three two-bedroom apartments on the second and third floors and two apartments (one two-bedroom and one single bedroom) and a commercial rental space on the first floor. The building will have no basement and will include single passenger elevator serving the upper floors. The building footprint is approximately 3,688sf and the total gross area of the building is to be approximately 11,064sf.

The proposed site plan includes nineteen total parking spaces (one handicap accessible) with minimal setbacks on the front and side streets, similar to other buildings of its scale along South Main Street.

The Owner will be seeking a variance from current zoning from the Zoning Board of Adjustment related to the side yard setback on a corner lot. In addition, approvals will be sought from the Historic District Commission (HDC) and the Planning Board and Technical Review Committee.

The architectural style of the exterior of the building will be compatible with buildings of similar scale in the Historic District in Rochester. The preliminary plans call for a flat roof with an ornamental parapet edge at the roofline. Traditional doors and windows are planned, whose scale is larger at the commercial unit. The building cladding is not yet finalized but will be determined prior to HDC presentations.

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