



RECEIVED

MAR - 9 2010

Planning Dept.

RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts, etc.)

City of Rochester, New Hampshire

NO FEE

Date: 3/8/10 [office use only. Check # _____ Amount \$ _____ Date paid _____]**Property information**Tax map #: 120; Lot #(s): 376; Zoning district: B1 (SD)Property address/location: 162 PORTLAND ST, ROCHESTER, NH 03867Name of project (if applicable): XAMAICASize of site: .14 acres; overlay zoning district(s)? _____**Property owner**Name (include name of individual): ANTONEIL BANTONMailing address: 3 CENTRAL AVE, ROCHESTER, NH 03867Telephone #: 207-608-0304 Fax #: _____**Applicant/developer** (if different from property owner)Name (include name of individual): NONE

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designerName (include name of individual): NONE

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed use

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 5; number of existing dwelling units: 3Proposed bedrooms/unit: 1; total number of proposed bedrooms: 4

MAR - 9 2010

New building(s)? NO addition(s)/modifications to existing building(s)? YES

Townhouses/rowhouses: _____ flats: _____ duplexes: _____ freestanding detached units: _____

Proposed ownership - leasehold: _____ fee simple conveyance: _____ condominiums: _____

Utility information

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? _____ gallons per day

Where will stormwater be discharged? STREET

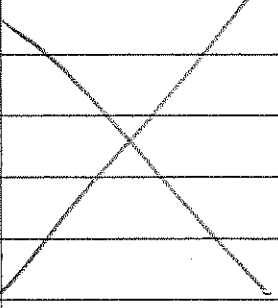
Other information

parking spaces: existing: 6 total proposed: 10; Are there pertinent covenants? NO

Describe existing conditions/use (vacant land?): RESIDENCIAL, APARTMENT HOUSE

Check any that are proposed: variance _____; special exception _____; conditional use _____

Wetlands: Is any fill proposed? _____; area to be filled: _____; buffer impact? _____

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

Comments

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

(continued Residential Site Plan application Tax Map: 120 Lot: 346)

Submission of application

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.

Signature of property owner: A SA 3/8/10

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

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: A SA

Date: 3/8/10

MAR - 9 2010

Planning Department

January 28, 2010

Planning and Development Department
City Hall 2nd Floor
31 Wakefield Street
Rochester, NH 03867

Attention: Planning Department

To Whom It May Concern:

Subject: Letter Of Intent

As of December 10, 2009, I became the sole owner of a property located in the city of Rochester, NH.

I have ambitions of meeting the current property rental market's demand. To do this, I need to expand my available options. The property is a three family home built in the 1800s. Currently I have two units available to the market and I have taken up residency within the third unit. Both units which are available for rent, consist of two bedrooms and one bath, each

My desire is to remodel these two units and convert them into four units. I propose four apartments, each consisting of, one bedroom, one bath and an open area for a small kitchen and living space. I have been informed that there will be an issue with parking due to current zoning requirements. The size and scale of this property does not allow me to add extra parking spaces while being compliant with zoning regulations, but, I believe there is an abundance of parking spaces available within the vicinity of this house. There are four parking spaces located in front of the house on Central Avenue. There is also a parking lot situated across the street from 162 Portland Street, which is own and operated by the State.

Property Location: 162 Portland Street

Tax map/Lot/Zone: 120/376/B1

- Each unit will be 600+ square feet within existing space.
- Units will be designed or arranged for efficiency.
- I also intend to upgrade the electrical service so as to accommodate the demand.
- Currently there are 6 parking spaces that serve this property. I proposed adding an extra parking area at 162 Portland Street.
- There is also State Parking available across less than 400 feet away across the street from 162 Portland Street, which has 15+ parking spaces.
- I do not intend to make any alterations to the existing exterior structure.
- I do not intend to make any changes to the structural framing on the interior besides framing and blocking off existing doors located at specific areas throughout.
- There will be some minor framing needed for new kitchen and bathroom locations

March 9, 2010

I have attached illustrations and examples in an attempt to convey my intentions as well as photographs taken at the scene.

Thank you,

RECEIVED

MAR - 9 2010

Antoneil Banton

Antoneil Banton
Owner/Landlord
Xamaica PM

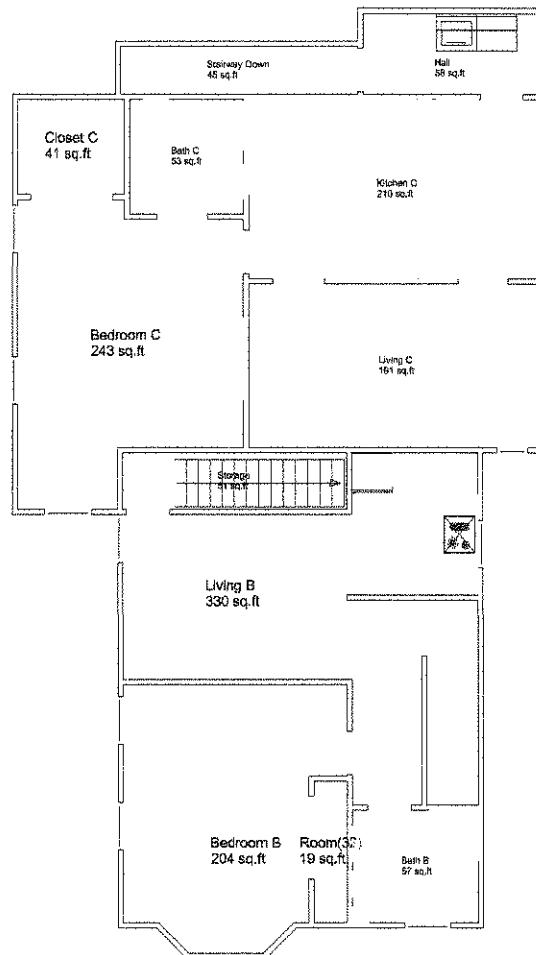
cc: Antoneil Banton

RECEIVED

MAR - 9 2010

Planning Dept.

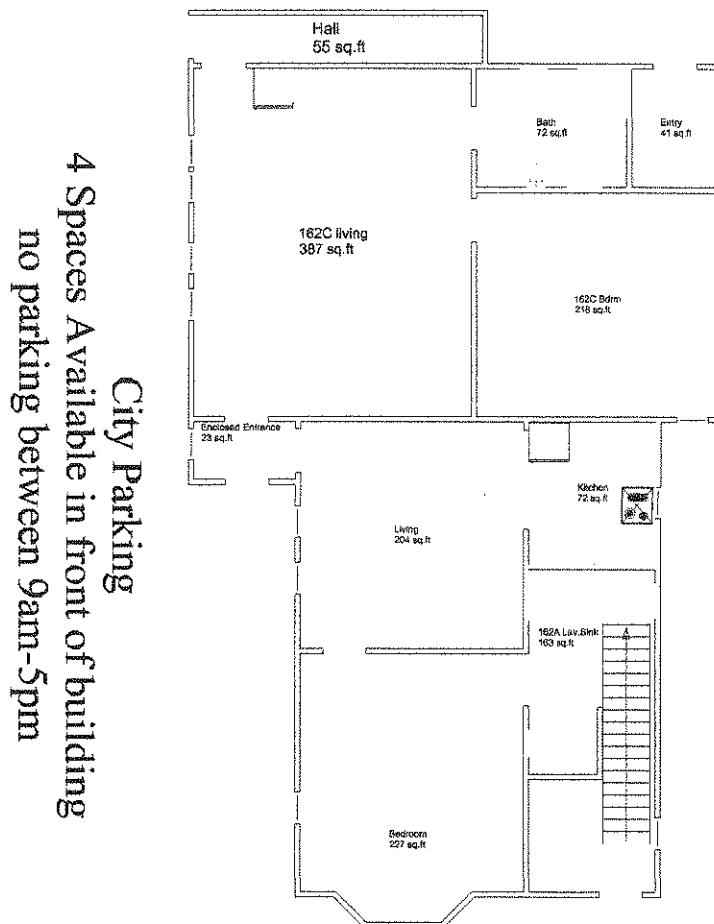
Proposed Changes to Floor Plan
consisting of
two one bedroom units
on SECOND floor



MAR - 9 2010

Planning Dept

2+ Parking Spaces at
3 Central Driveway



CENTRAL AVE

4+ Parking Spaces at
162 Portland St. Driveway

15+ State Parking Spaces available,
less than 400 ft. directly across the street from 162 Portland Street.

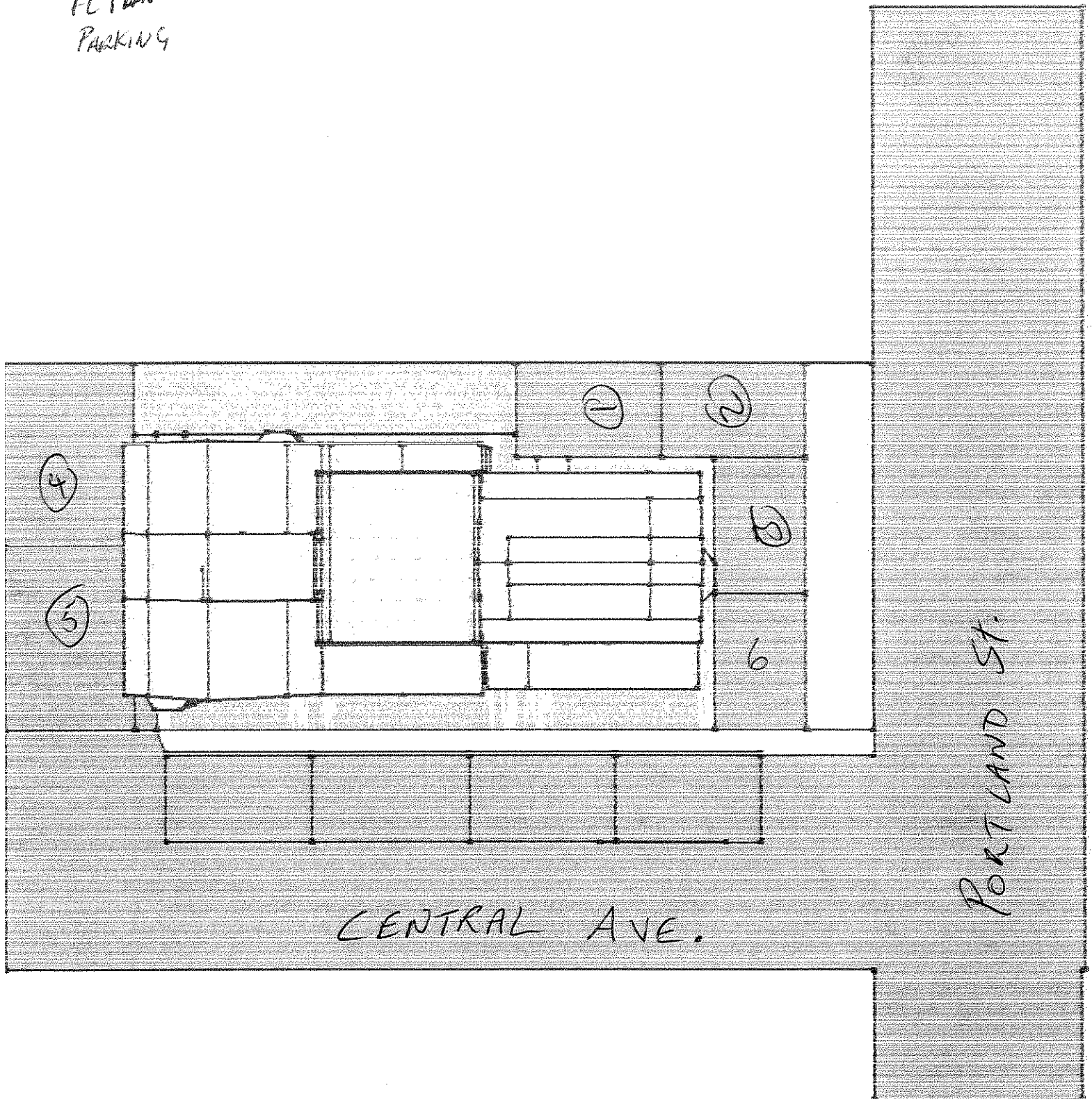
PORTLAND ST

RECEIVED

MAR - 9 2010

RECEIVED

FL PLAN
PARKING

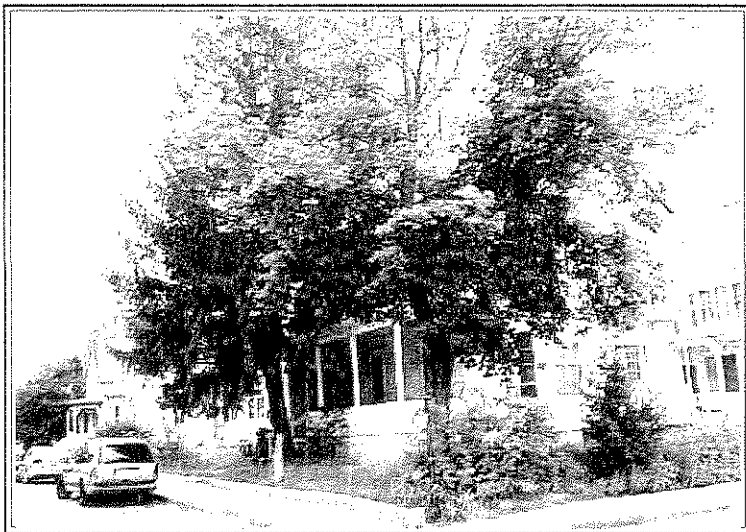


Borrower: Antoneil Banton	File No.: 90713
Property Address: 162 Portland St.	Case No.: 341-1051855
City: Rochester	State: NH
Lender: Northpoint Mortgage	Zip: 03867

RECEIVED

MAR - 9 2010

Handwritten signature



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Antoineil Banton	File No.: 20091029-01077-1
Property Address: 162 Portland Street	Case No.: 341-1051855
City: Rochester	State: NH
Lender: Bank of America	Zip: 03867

MAR - 9 2010

RECEIVED



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: November 4, 2009
Appraised Value: \$ 150,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Antonelli Banton	File No.: 90713
Property Address: 162 Portland St.	Case No.: 341-1051855
City: Rochester	State: NH
Lender: Northpoint Mortgage	Zip: 03867

RECEIVED

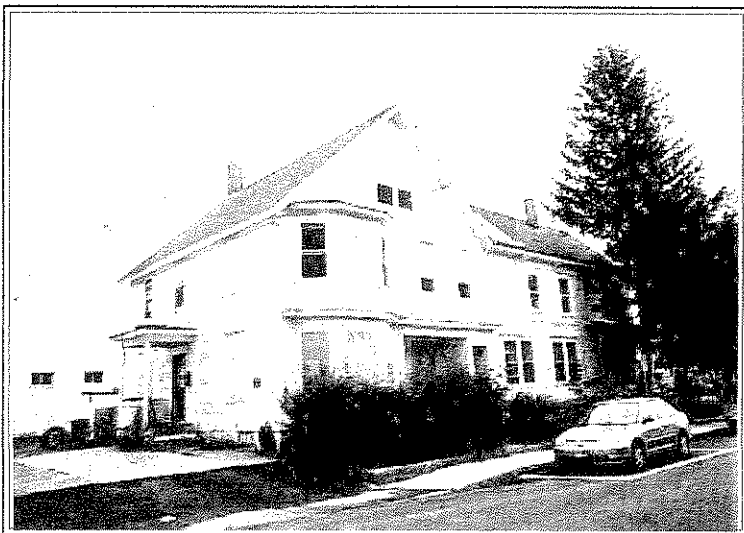
MAR - 9 2010

Plumbing Co.



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 31, 2009
Appraised Value: \$ 156,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Abutter List
Please Print or Type

Applicant: ANTONEIL BANTON Phone 207-608-0304

Mailing Address: 3 CENTRAL AVE City ROCHESTER State NH Zip 03867

* Project Address: 162 PORTLAND STREET

(1) List the name and address of each owner whose lot adjoins or is directly across the street or body of water from the Project Lot.

(2) Note: It is the APPLICANT'S RESPONSIBILITY to insure that all legal abutters are notified. MAR - 9 2010
This form may not be completed more than five (5) days prior to the application deadline.

Map	Lot	Zone	Owner of Property	Mailing Address
120	376	B1	ANTONEIL BANTON	3 CENTRAL AVE, ROCHESTER, NH

Legal Abutters to Project Lot:

Map	Lot	Owner Name	Mailing Address
120	370	LOCKHARDT, MADELINE	73 DURHAM POINT Rd, DURHAM, NH 03824
120	371	TONKINS-ACIA, ELIZABETH A.	4 CENTRAL AVE, ROCHESTER, NH 03867
120	375	KRRP 5 CENTRAL AVE LLC	28 MEADOW LN, ROCHESTER, NH 03867
120	377	OSA VENTURES LTD	P.O. BOX 923, HAMPTON, NH 03843
120	327	STATE OF NH DEPT OF TRANSPORTATION	P.O. BOX 483, CONCORD, NH, 03302
120	326	ROCHESTER LODGE OF ELKS #1393	P.O. BOX 1393, ROCHESTER, NH, 03866

Holders of Conservation/Preservation Easements:

Easement Holder Name	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to all legal abutters and holders of conservation/preservation easements in a complete, accurate, and timely manner. In accordance with the directions above and applicable law, I understand that any error or omission could affect the validity of any approval. I certify that the names and address listed on this form were obtained from the City of Rochester, Patriot Database on 3/8/10 and this is page 1 of 1.

Applicant or Agent: 