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APR 08 2014

Planning Dept.

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: April 1, 2014 Is a conditional needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 120; Lot #'s): 425; Zoning district: B2

Property address/location: 20 Summer St

Name of project (if applicable): _____

Size of site: .71 acres; overlay zoning district(s)? Special Downtown District

Property owner

Name (include name of individual): Guay Ventures, LLC; James Guay

Mailing address: 5 Forest Rd., Alfred, ME 04022

Telephone #: 207-229-7001 Email: rally@gwi.net

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Norway Plains Assoc., Inc. – Steve M. Ferguson, LLS

Mailing address: PO Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax #: 603-332-0098

Email address: sferguson@norwayplains.com Professional license #: 819

Proposed project

Number of proposed lots: Two (2); Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? N/A

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? _____

Continued Minor Subdivision Plan application Tax Map: 120 Lot: 425 Zone B2)

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

Comments

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

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 Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision 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: _____

JAMES GUAY OF GUAY VENTURES, LLC

Date: 4-2-14

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

STEVE M. FERGUSON, LLS OF NORWAY PLAINS ASSOC., INC.

Date: 4/5/14

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: _____

JAMES GUAY OF GUAY VENTURES, LLC

Date: 4-7-14

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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April 7, 2014

Mr. James B. Campbell
Planning and Development
31 Wakefield St.
Rochester, NH 03867-1917

**RE: Minor Subdivision Application – Guay Ventures, LLC
Tax Map 120, Lot 425 – Summer Street/Stillings Court**

Dear Mr. Campbell:

On behalf of Guay Ventures, LLC and owner James Guay, we are pleased to submit plans and application for a minor subdivision of the above referenced property. TM 120-425 is currently home to "Sticker Station," a recipient of the Golden Hammer award presented by the City of Rochester for the renovations to the previous building. We are proposing to subdivide the parcel into two lots. The existing building will remain on TM 120-425 and 0.41 acres, while the new lot TM 120-425-1 will consist of 0.30 acres of vacant land.

Thank you for your consideration.

Sincerely,

Steven M. Ferguson, LLS

