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AUG 16 2011

Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: August 15, 2011 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 121; Lot #(s): 313; Zoning district: R1

Property address/location: 10 North St.

Name of project (if applicable): Pumpkin Patch Daycare, LLC

Size of site: _____ acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): TD Bank, NA, ATTN: F Franklin

Mailing address: PO Box 95490 Portland, ME 04112-9940

Telephone #: _____ Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Chelsea and Bernie Taylor

Mailing address: 81 Oak St Rochester, NH 03839

Telephone #: 335-0559 Fax #: _____
bc.taylor1198@gmail.com

Engineer/designer

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed activity (check all that apply)

New building(s): _____ Site development (other structures, (parking) utilities, etc.): ☒

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: _____

(continued Nonresidential Site Plan application Tax Map: 121 Lot: 313)

Describe proposed activity/use: We plan to move our daycare to this property. We will be turning a portion of the yard into a parking area.

Describe existing conditions/use (vacant land?): The property is now vacant but was used as a daycare for the past 30 years.

Utility information

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

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

If City water, what are the estimated total daily needs? 250 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☒

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☒

Where will stormwater be discharged? existing storm drains, if applicable

Building information

Type of building(s): residential

Building height: 2 story Finished floor elevation: as existing

Other information

parking spaces: existing: 10 total proposed: _____; Are there pertinent covenants? _____

Number of existing employees: 3; number of proposed employees total: 5

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

Wetlands: Is any fill proposed? NO; 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.		

(continued Nonresidential Site Plan application Tax Map: 121 Lot: 313)

Comments

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

The property at 10 North Street has a purchase and sales agreement contingent on the approval from the planning board to operate a Daycare Center at this address.

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: _____

Date: _____

Signature of applicant/developer: Chelsea Taylor Bernie C. Taylor II

Date: 8/15/11

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: _____

Date: _____

DAY CARE APPLICATION

Name: Chelsea Taylor - Pumpkin Patch Daycare, LLC

Address: 81 Oak St. Rochester, NH 03839

Property address if different: 10 North St. Rochester, NH 03867

Phone: 335-0559

Assessor's Map: 121, Lot #: 313 Zone: R1

Applicant's (provider's) own children number: 0 Ages: _____

Number of time children (not counting your own): 16 (currently) 46 (proposed)

Hours of operation: 7:00am - 5:00 pm Days: M-F

Size of lot: 0.340 acres Size of yard: _____

Play area: fenced in backyard with childproof latch on gate

Please provide a drawing showing the house, lot, play area, and the area for pick up and drop off of the children.

August 15,2011

Planning Board

City Hall

31 Wakefield Street

Rochester, New Hampshire 03867-1917

Narrative to continue to use 10 North Street as a Daycare Center

The Pumpkin Patch Daycare, LLC

Members of the Planning Board,

My wife, Chelsea Taylor, currently runs a daycare for 12 children from an addition that we added onto our home at 81 Oak St. Rochester, NH. 03839. (Parcel ID 0251-0213-0010). We have applied for and were granted the Planning Board's permission to operate a home daycare from this property. Pumpkin Patch Daycare, LLC is also a licensed daycare provider with the State of New Hampshire.

We met with the Zoning Board of Adjustment and were granted a variance to operate our business in a Residential 1 zone.

With the Planning Boards approval, our intent is to purchase the property at 10 North St. Rochester, NH (Parcel ID 0121-0313-0000) for the purpose of expanding and relocating our current business. The property has already served as a daycare center for a number of years (previously Bee's Daycare) and has not had any other use in between owners. The property at 10 North St. is currently in foreclosure and is located on a quiet street that has no outlet and traffic is light. The building has 3,766 square feet of finished area complete with a sprinkler system which lends itself perfectly to a daycare with 4 half baths, two kitchen areas, and two large areas which can be designated as structured play spaces and classrooms for the different age groups. The doorways are clearly marked with exit signs with two means of egress from both floors. The front foyer is designed to facilitate ease of drop off and pick up of children with access to both levels of the property. With the granting of a variance to operate as a daycare center, our intentions are to bring a refreshing look to the existing property and make it more suitable to attract new customers.

The previous daycare located at 10 North St. was licensed with the state for 53 children. We plan to care for up to 53 children or as the state will allow. The first floor of the property will serve as a preschool type setting for 3-5 year old children. The second floor will serve as the nursery/daycare for children ages 6 weeks through two years. While the space will remain open, it will be separated by these age groups. This will allow designated space for each age group (6 weeks -12 months, 13 months-24 months, and 25 months- 36 months) to facilitate developmentally appropriate practices.

The hours of operation for Pumpkin Patch Daycare, LLC are from 7:00 am to 5:00 pm. Changes made to the property will be made for esthetic and safety purposes to include a new roof, vinyl siding, replacing the steps and revitalizing the play area. A more detailed home inspection will be accomplished at a later date.

I want to thank the Planning Board for their time in reviewing this letter relating to our plan to continue to use the property at 10 North St. as a daycare center. I feel this is a good move for the Pumpkin Patch Daycare, LLC as it will allow us to increase the amenities we provide for our customers that has allowed us to grow to the level we are at today.

Thank you,

Bernie and Chelsea Taylor

81 Oak Street

Rochester, NH 03839

(603) 335-0559

City of Rochester, NH
Please Print or Type

Applicant: Bernie and Chelsea Taylor Phone 335-0559

Project Address: 10 North St.

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
121	313	R1	TD Bank NA	10 North St PO Box 9540 Portland, Me 04112-9540

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
121	312	Thomas Gerrish	127 Ten Rod Rd. Roch. 03867
	316	Thomas M. Soley	200 B North Main St. Roch. 03867
	315	Joanne Lancey	5 North St. Roch. 03867
	314	Janice E Kazlauskas	9 North St. Roch. 03867
	299	Paul William + Kimberly St. Cyr	31 Walnut St. Roch. 03867
	300	George and Kimberly Pelletier	20 Tingley St. Roch. 03867
	301	Neil T. Bailey	25 Walnut St. Roch. 03867
	302	Peters Family Living Trust G. J. Peters	21 Walnut St. Roch. 03867
	309	Bradford J. and Mary M Gould	190 North Main St Roch 03867

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
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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 abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 8/15/11, This is page 1 of 1 pages.

Applicant or Agent: Chelsea Taylor Staff Verification: _____



PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor

31 Wakefield Street

Rochester, New Hampshire 03867-1917

(603) 335-1338 - Fax (603) 335-7585

Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

ZONING BOARD OF ADJUSTMENT

NOTICE OF DECISION

Case No. 2011-22

August 11, 2011

2011-22 Application by Bernie & Chelsea Taylor for a variance under Article 42.14 Table 1 (D)(13) of the City's Zoning Ordinance to allow a day care center in the Residential 1 zone.

Location: 10 North Street
Tax Map 121 Lot 313 Residential 1 Zone

The above special exception was **GRANTED**, as requested, at the Zoning Board of Adjustment's July 13, 2011 meeting, by an affirmative vote of at least three members of the Zoning Board of Adjustment.


Ralph Torr, Chair

Rochester Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the City of Rochester Code Enforcement Department at 332-3508 to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Planning Department within **thirty (30) days** (calendar days starting the day after the decision is made). If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing IS granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

cc: Code Enforcement Office
Assessing Department
File



2011-22