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Planning Dept.

## **NONRESIDENTIAL SITE PLAN APPLICATION**

**City of Rochester, New Hampshire**

Date: 10/3/11 [office use only, fee paid \_\_\_\_\_ Amount \$ 385.00 date paid 10/6/11 ]

### **Property information**

Tax map #: 123 ; Lot #'s): 65 ; Zoning district: Business 1

Property address/location: Corner of Washington Street & Brock Street

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

Size of site: 0.18 acres; overlay zoning district(s)? \_\_\_\_\_

### **Property owner**

Name (including name of individual): Bernard P. Hanscom

Mailing address: PO Box 1371; Rochester, NH 03866

Telephone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

### **Applicant/developer** (if different from property owner)

Name (including name of individual): James J. Nyberg Revocable Trust

Mailing address: P.O. Box 115, Dover, NH 03821-0115

Telephone #: (603) 867-3232 Fax#: \_\_\_\_\_

### **Engineer/designer**

Name (including name of individual): Norway Plains Association, Inc. c/o Scott Lawler, PE

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

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

Email address: slawler@norwayplains.com Professional license #: PE 10026

### **Proposed activity** (check all that apply)

New building(s): \_\_\_\_\_ Site development (other structures, parking, utilities, etc.) X

Addition(s) onto existing building(s): X Demolition: \_\_\_\_\_ Change of use: X

Describe proposed activity/use: Convert an existing single family home to a orthodontist's Office with associated porous parking lot.

Describe existing conditions/use (vacant land?): Existing single family residence

### 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? 130 to 150 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? Porous Pavement infiltration

### Building information

Type of building(s): Wood Framed House

Building height: Single story Finished floor elevation: 229.0'

### Other information

# parking spaces: existing: 2 total proposed: 8 ; Are there pertinent covenants? ☐

Number of existing employees: 0 ; number of proposed employees total: 4

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

Wetlands: Ins any fill proposed? No ; Area to be filed: \_\_\_\_\_ ; buffer impact? ☒

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	1,515	19.3%
Parking and vehicle circulation	3,285	41.7%
Planted/landscaped areas (excluding drainage)	2,622	33.2%
Natural/undisturbed areas (excluding wetlands)	340	4.3%
Wetlands	17	0.0%
Other – drainage structures, outside storage, etc.	115	1.5%

## Comments

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

A variance was granted to allow porous pavement within the wetlands overlay district and a

Variance is being requested to allow for reduction in the parking requirements.

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

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

Signature of agent:  \_\_\_\_\_

Date: 10/3/2011

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

