



RECEIVED
FEB 05 2013
Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 2/5/13 [office use only. fee paid _____ Amount \$ _____ date paid _____]

Property information

Tax map #: 125 ; Lot #'s): 86 ; Zoning district: B-2

Property address/location: 17 Sawyer Avenue

Name of project (if applicable): _____

Size of site: .32 acres; overlay zoning district(s)? CO

Property owner

Name (including name of individual): Jabrika Realty Trust/Brian Cassidy

Mailing address: 1 Winter Street, Suite 3; Rochester, NH 03867

Telephone #: 335-6060 Fax#: _____

Applicant/developer (if different from property owner)

Name (including name of individual): Golick's Dairy Bar/Alan Golick

Mailing address: 4 Dover Point Road; Dover, NH 03820

Telephone #: 498-6177 Fax#: _____

Engineer/designer

Name (including name of individual): Norway Plains Assoc./Art Nickless

Mailing address: P.O. Box 249; Rochester, NH 03866-0249

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

Email address: anickless@norwayplains.com Professional license #: 676

Proposed activity (check all that apply)

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

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

Describe proposed activity/use: Seasonal ice cream shop

Describe existing conditions/use (vacant land?): Former medical office bldg.

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? TBD 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

Building information

Type of building(s): wood frame

Building height: Match existing Finished floor elevation: Match existing

Other information

parking spaces: existing: 110 total proposed: 0 ; Are there pertinent covenants? No

Number of existing employees: 0 ; number of proposed employees total: 6

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

Wetlands: Is any fill proposed? No ; Area to be filled: _____ ; buffer impact? No

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	1,552	11
Parking and vehicle circulation	n/a	n/a
Planted/landscaped areas (excluding drainage)	n/a	n/a
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:

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.

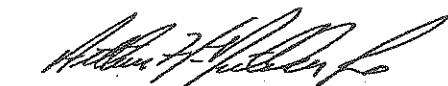
Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent:

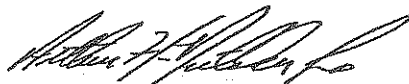


Date: 3/16/12 2/5/13

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: 3/16/12 2/5/13

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: anickless@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

February 5, 2013

Mr. James Campbell
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Proposed Change of Use & Addition - Golick's Dairy Bar - Map 125, Lot 86

Dear Jim:

On behalf of the above referenced applicant, we hereby submit plan and application for Site Plan Review. The subject property is located on the southeasterly side of Sawyer Avenue and is zoned Industrial-2. Just about one year ago, the applicant approached the city regarding this project but the application was withdrawn pending an agreement with the abutting property owner regarding shared parking. Since that time, the owner of Lot 86 purchased what is known as the Care Pharmacy building thereby eliminating the need to deal with a third party on the matter.

This application involves changing the use of the former medical office to an ice cream shop. Also, a 15' addition will be added to the front of the building along with a 5-foot wide deck for serving customers. The company also plans to have a few picnic tables set off to the side of the building for customer use.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President



REFERENCE PLANS:

1. "PLAN OF SAWYER PLAT, SOUTH MAIN STREET,
DORCHESTER, NH"
DATED: AUGUST 1925 BY F.F. SPENCER, CE
RECORDED: 562D 10-5-46
2. "PLAN OF LAND, GEORGE A. CRIGATEAN"
BY G.-J. DAVIS AND ASSOCIATES
NOT RECORDED

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF AN EXISTING OFFICE UNDER ONE AND A HALF STORY ELEVATION WITH A ZERO SF. ADDITIONAL AND A HALF SF. DRIVE UNDER THEROOF.
2. TOTAL PARCEL AREA: ACR 125, LOT RQ 0.35 ACRES
3. PARCEL IS ZONED 9-2.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 1/2
FRONTAGE = 150'
5. BUILDING SETBACKS: FR = 100', S = 100', E = 50'
6. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT LOCATED IN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP DATED 11/11/2010. THE ADJACENT COMMUNITY HAS BEEN PAIDED 212 OF 200.
8. FOR MORE INFORMATION ABOUT THIS LOT IN A PUBLIC MARKET VISIT THE WEBSITE: www.mn.gov OR CONTACT THE COUNTY CLERK, BARNES, WACHTER, MN 55087, (603) 255-1339.

TM 125-86
JABRIKA REALTY TRUST
BRIAN P. CASSIDY TRUSTEE
1 WINTER ST
ROCHESTER, NH 03867
SORD 3229/166

SITE PLAN

17 SAWYER AVE.

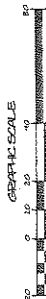
TAX MAP 125, LOT 86

ROCHESTER, NH

PREPARED FOR

GOLICK'S DAIRY BAR

11=201 JANUARY 2013



(IN FEET)
1 INCH = 20 FT.
EARTHQUAKE DATA

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

DATE: _____ BY: _____

NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 344
PLAN NO. #
CALS. NO. 12028\SP-3