



NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: February 7, 2012 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 131 Lot #'s): 5 Zoning district: B-2

Property address/location: 18 Gonic Road

Name of project (if applicable): _____

Size of site: .87 acres; overlay zoning district(s)? CO

Property owner

Name (include name of individual): 26 Derry Road Realty Holdings, LLC/Leslie Feliciano

Mailing address: 26 Derry Street, Hudson, NH 03051

Telephone #: 332-7800 Fax #: 332-0308

Applicant/developer (if different from property owner)

Name (include name of individual): Associates in Family Dentistry/Leslie Feliciano

Mailing address: Same as owner

Telephone #: Same as owner Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Assoc., Inc./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: _____

(continued Nonresidential Site Plan application Tax Map: 131 Lot: 5)

Describe proposed activity/use: 2-story addition to existing dental office (2,400 sf. total s.f.)

Describe existing conditions/use (vacant land?): Existing 4,000 sf. (2,000 sf. per floor) dental office.

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? Sheet flow across lawn and wooded area to the Cocheco River; impervious area is actually being reduced by eliminating an equal amount of pavement.

Building information

Type of building(s): wood frame

Building height: To match existing Finished floor elevation: 188.65 (match existing)

Other information

parking spaces: existing: 34 total proposed: 42 Are there pertinent covenants? No

Number of existing employees: _____; number of proposed employees total: _____

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

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	3,200	8.5
Parking and vehicle circulation	14,479	38.1
Planted/landscaped areas (excluding drainage)	13,422	35.4
Natural/undisturbed areas (excluding wetlands)	6,833	18
Wetlands		
Other – drainage structures, outside storage, etc.		

(continued Nonresidential Site Plan application Tax Map: 131 Lot: 5)

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: 2/7/12

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: 2/7/12

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 7, 2012

Mr. Michael Behrendt, Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Site Plan Review for Proposed Addition - 18 Gonic Road - Map 131, Lot 5

Dear Michael:

On behalf of Associates in Family Dentistry and 28 Derry Road Realty Holdings, LLC, we hereby submit plans and application for a 2,400 s.f., 2-story addition to the firm's existing 4,000 s.f., 2-story office. The subject property contains .87 acres and is zoned B-2.

As proposed, the project will need to seek a Conditional Use Permit from the Planning Board. The proposed addition will encroach slightly into the city's 75-foot river buffer (about 12-feet), so as outlined in Section 42.19(I)(1)(B)(1) of the Zoning Ordinance, the Planning Board can grant a C.U. Permit.

The purpose of the addition is to create more space for dental examinations on the ground floor of the building. Much of the second floor will be converted to offices, a break-room and storage areas. When completed only about 600 s.f. of the second floor of the entire building will be used for patient care. The parking calculations on the plan reflect the actual usage of the building. You will note that the site lacks 9 spaces from meeting the zoning requirement (42 spaces provided versus 53 required) so a variance for the parking requirements will be needed. It should be noted that at present, the site only has 34 parking spaces for the roughly 4,000 s.f. of dental office being utilized and the practice has no issues with parking availability.

The application will need to be reviewed by the Cocheco River Advisory Committee, so please advise us as to the process associated with that review.

The proposed addition will also require a Shoreland Protection Permit from the NHDES. You will note that we have proposed the removal of impervious pavement which is slightly greater than the proposed addition footprint.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Arthur H. Nickless, Jr., PLS, President

cc: Ms. Leslie Feliciano