



RECEIVED

MAY - 9 2012

Planning Dept.

**MINOR SITE PLAN APPLICATION**

City of Rochester, New Hampshire

Date: 5-9-12 [office use only. Check # 101 Amount \$ 300.00 Date paid 5/9/12  
102 20.40 rest/age 5/9/12

**Property information**Tax map #: 132; Lot #(s): 16; Zoning district: Business 2Property address/location: 2 Old Dover RdBrief project description: new business**Property owner**Name (include name of individual): John Branscombe IIMailing address: 185 Milton Rd Rochester NH 03868

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

**Applicant/developer** (if different from property owner)Name (include name of individual): John Branscombe IIMailing address: 185 Milton Rd Rochester NH 03868Telephone #: 603 781-9359 Email address: highKlimb@yahoo.com**Engineer/surveyor/designer** (if applicable)

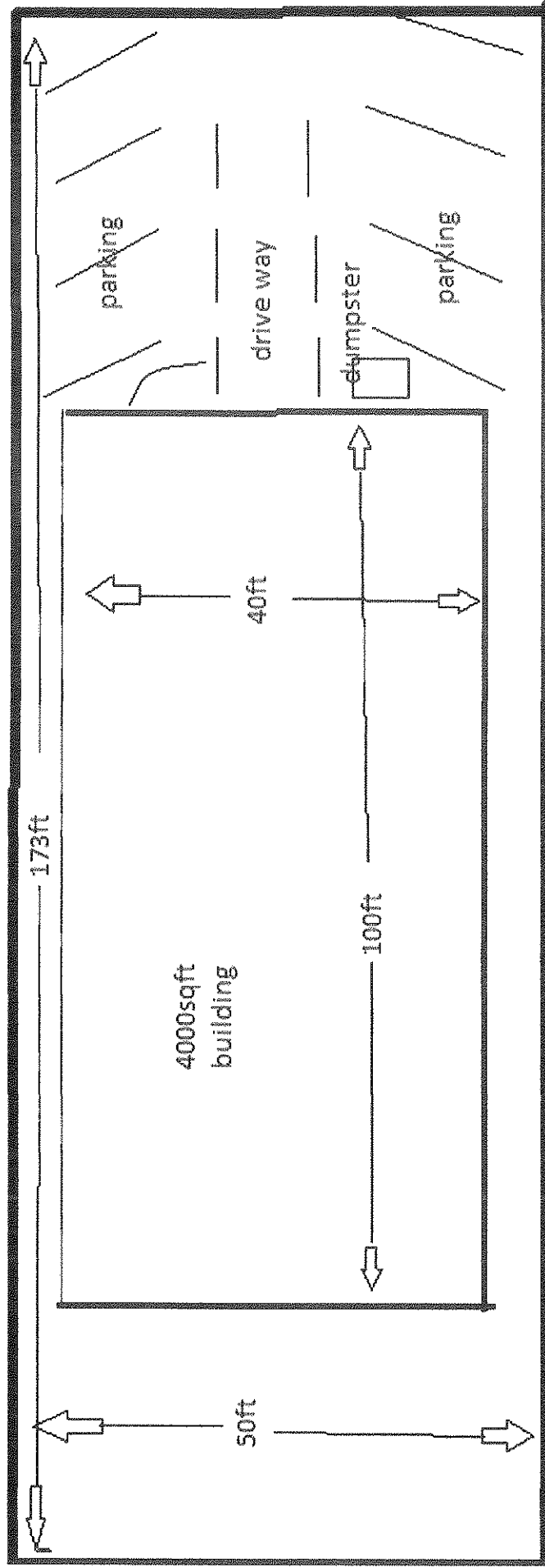
Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

Check one:☒ Nonresidential project☐ Residential project

john branscombe  
2 old dover rd



intent letter

CITY OF ROCHESTER  
PLANNING & DEVELOPMENT DEPT.

LETTER OF INTENT

applicants name: John Branscombe II, 185 milton rd, rochester nh 03868, phone 781-9359 email: highklimb@yahoo.com

property owner: David Lamper 35 Columbus ave rochester nh 03867

property location: 2 old dover rd rochester nh 03867 map 132 lot 16 zone

building size: 4000 sq ft existing building

proposed use: metal fabrication, welding, shaping, machining various metals

previous use: cold storage warehouse

neighborhood desc: there are residential houses on one side of the building and commercial businesses on the other side, with nothing behind the building.

employees: 1 or 2 employees maximum

proposed hours: mon-fri 9am to 6pm

expected traffic: there will be delivery of metal stock. most orders are recieved by phone when jobs are completed parts or items are usually delivered.

description of parking: there is a 40x40 ft lot in front of building for parking

proposed site changes: none

proposed outside use: all work is to be done inside. loading and unloading may be done outside.

access: existing access from old dover rd

**Nonresidential projects** (if applicable)

Check all that apply:

- ☒ change of use      ☐ new building      ☐ building addition  
☐ new parking area      ☐ expansion of existing parking area  
☒ new signage;      ☐ exterior lighting      ☐ other site changes

Describe current use/nature of property: Storage

Describe proposed use/activity: Metal Fabrication Shop

# parking spaces: existing: 5 ; total proposed: 5

Current square footage of building 4000 ; Proposed square footage of building 4000

City water? yes \_\_\_ no X; How far is City water from the site? ON SITE

City sewer? yes \_\_\_ no X; How far is City sewer from the site? ON SITE

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

Where will stormwater be discharged? drain in front of building

**Residential projects** (if applicable)

Number of existing dwelling units:        Total number of proposed dwelling units:       

New building(s)?        Addition(s)/modifications to existing building(s)?       

Describe current use/nature of property:       

Describe proposed use/activity:       

# of parking spaces: existing: 6 total proposed: 6

**Comments**

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

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## Submission of application & acknowledgement about process

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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: \_\_\_\_\_

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

5-9-12

Signature of applicant/developer: \_\_\_\_\_

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

5-9-12

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

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

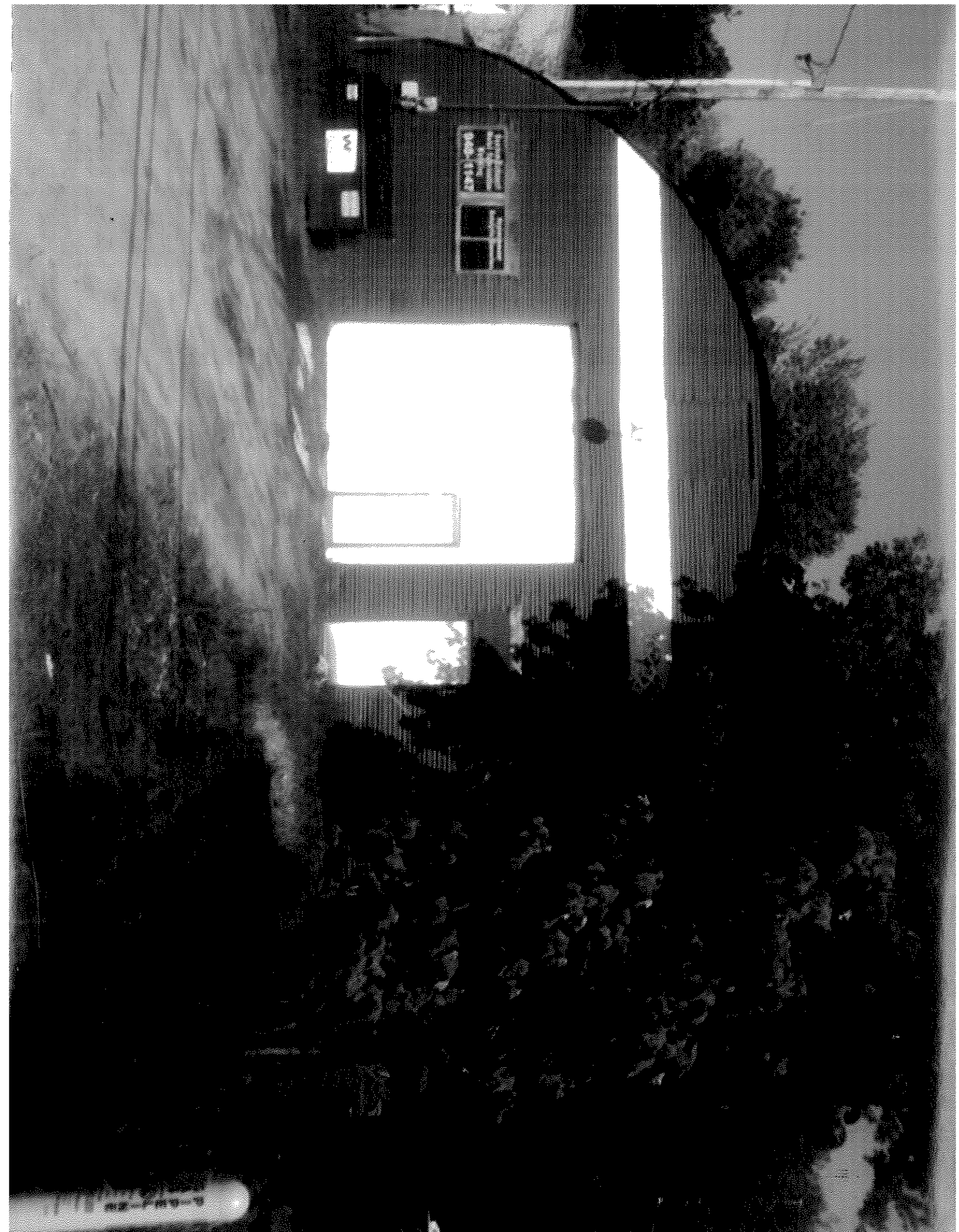
## Authorization to enter property

*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.*

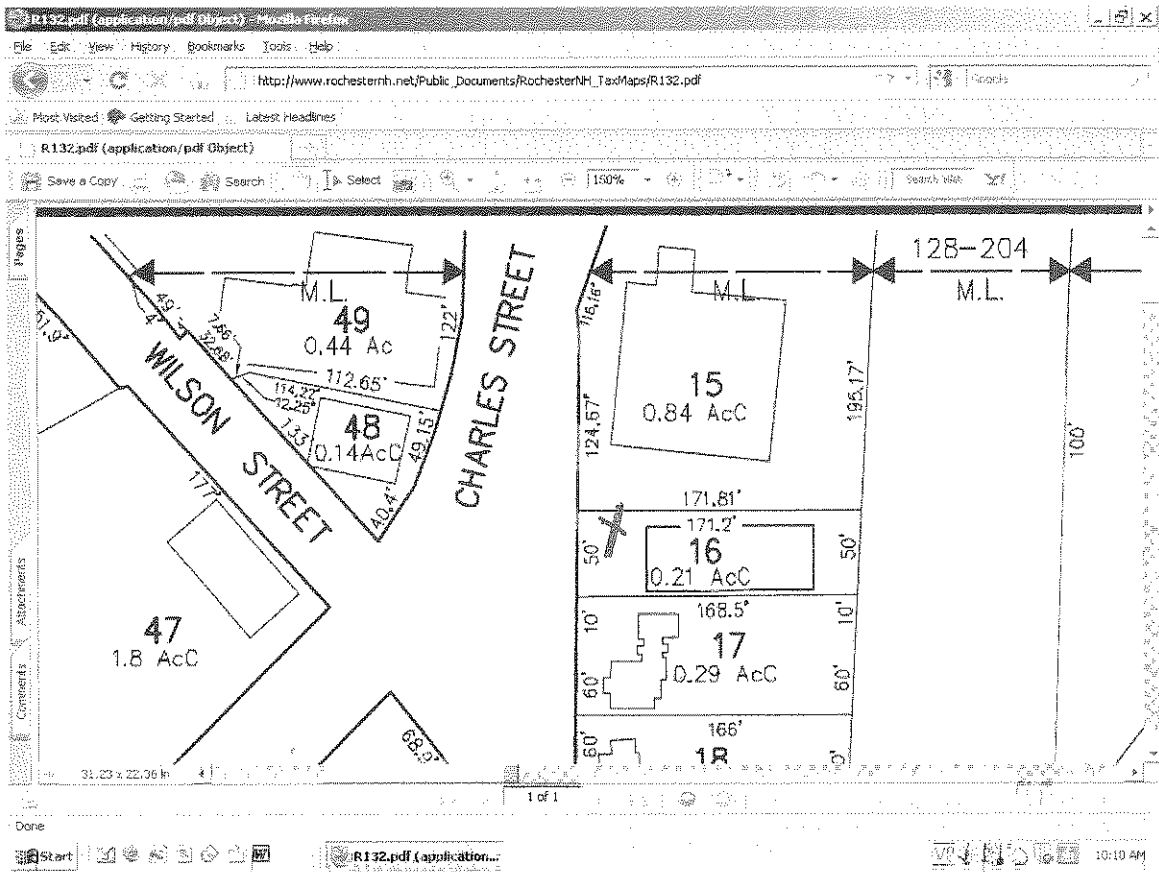
Signature of property owner: \_\_\_\_\_

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

5-9-12







**ABUTTER LIST**City of Rochester, NH  
Please Print or Type6 x 3 40 20.40  
300.00Applicant: John Branscombe II Phone 603 781 9359Project Address: 2 Old Dover Rd

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.

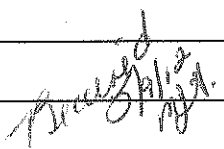
**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
132	16	B2		

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
132	17	LISA PAONE	4 Old Dover Rd Rochester NH 03867
132	15	ABIQUIO LLC	P.O. Box 4008 RITTSINGTON NH 03882-4008
128	204	City of Rochester	
132	47	185 CHARLES ST LLC	14 NATURE LN Rochester NH 03867
132	48	LEON LAMPES	36 LAURENCE Rd Derry NH 03038-4141

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
	

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 Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)on this date: 5-9-12, This is page \_\_\_\_ of \_\_\_\_ pages.Applicant or Agent:  Staff Verification: \_\_\_\_\_

