



FEB 10 2012

NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 2/10/12 [office use only. fee paid yes amount \$ 900.00 EX#157 date paid 2/10/12
30.60 OL#158 postage

Property information

Tax map #: 132-59; Lot #(s): 45; Zoning district: B 2

Property address/location: 4 Gonic Rd Rochester, NH

Name of project (if applicable): Golick's Dairy BAR

Size of site: .764 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): North East Bank Credit Union

Mailing address: _____

Telephone #: _____ Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Alan Golick Lisa Thompson

Mailing address: 136 Old Field Rd South Berwick, ME 03908

Telephone #: 603-998-6177 Fax #: _____

Engineer/designer

Name (include name of individual): Same as Above

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: LISAL23@Comcast.net 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 application Tax Map: 59 Lot: 1)

Describe proposed activity/use: to build a Golick's Dairy Bar in
the side of the building closest to Parking Lot, Reconvert of Building into
Describe existing conditions/use (vacant land?): Vacant building offices
Land along river will be used as a Picnic Area

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? _____ 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? No change from existing

Building information

Type of building(s): _____

Building height: _____ Finished floor elevation: _____

Other information

parking spaces: existing: 12 total proposed: 12; Are there pertinent covenants? NO

Number of existing employees: 0; number of proposed employees total: 15-20 5-6

Check any that are proposed: variance ☐; special exception ☐; conditional use ☐ working at one time

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.		

NO
change
from
existing

(continued Nonresidential Site Plan application Tax Map: 59 Lot: 1)

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: Al Melt

Date: 2/10/12

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: _____

Alan Golick
Lisa Thompson
136 Old Fields Rd
South Berwick, ME 03908
603-498-6177
LISAL23@comcast.net

LETTER OF INTENT

Subject property is located at 4 Gonic Rd Rochester, NH. Map ¹³²⁻⁴⁵ ~~59~~ Lot 1 and is owned by Northeast Credit Union.

We are currently negotiating for the purchase of this property.

Our intent is to use part of this building to operate a Golick's Dairy Bar. We would use approximately 7-800 square feet of existing building space for the ice cream shop with additional basement storage. Golick's is an established take out ice cream shop that is open April through October. We would ultimately develop the rest of the building into office space.

The building was previously used as a stove shop.

The Building sits in the middle of a commercial area on Rt 125 next door to Wild Willie's Hamburgers. The parking lot entrance is controlled by a traffic light.

Golick's Rochester would employ up to 20 part timers.

Golick's is open for business 11AM- 10PM 7 days per week. Traffic is expected to be 10-15 cars per hour until 7 PM, then 20 -30 per hour until close.....These are estimated traffic figures.

The property is currently vacant.

There is a large parking lot between the proposed Golick's and Wild Willie's part owned by both entities. We propose that both businesses share the more than adequate parking for both. This has yet to be worked out with Wild Willie's.

We have no proposed site changes at this time other than to clean up the grounds for a picnic area.

We do not anticipate any outside storage, noise, vibration, light, or smoke from our propose use.

No change to access, driveways, or curb cuts.