



**NONRESIDENTIAL SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 1/10/12 [office use only, fee paid \_\_\_\_\_ Amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 138 ; Lot #'(s): 79, 80 ; Zoning district: B-2, R-1

Property address/location: 15-25 Oak Street

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

Size of site: 3.54 acres; overlay zoning district(s)? COD

**Property owner**

Name (including name of individual): Colby Footwear, Inc./Don Silberstein

Mailing address: 364 Route 108; Somersworth, NH 03878

Telephone #: 800-970-8482 Fax#: \_\_\_\_\_

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

Name (including name of individual): Same

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

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

**Engineer/designer**

Name (including 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: \_\_\_\_\_

MB  
3/27/12

Describe proposed activity/use: 2-story, 37,305 s.f. footprint warehouse addition

Describe existing conditions/use (vacant land?): Former shoe shop, now warehouse

### 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? 300 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? Into established drainage ways.

### Building information

Type of building(s): Premanufactured steel

Building height: 36'-11" Finished floor elevation: 204.5 +/-

### Other information

# parking spaces: existing: 139 total proposed: 82 ; Are there pertinent covenants? No

Number of existing employees: 20 ; number of proposed employees total: 31

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

Wetlands: Is any fill proposed? Yes ; Area to be filled: 6,955 sf. ; 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	67,677	43.4
Parking and vehicle circulation	45,960	29.5
Planted/landscaped areas (excluding drainage)	7,340	4.7
Natural/undisturbed areas (excluding wetlands)	7,173	4.6
Wetlands	3,161	2.0
Other – drainage structures, outside storage, etc.	24,639	15.8

(continued Nonresidential Site Plan application Tax Map: 138 Lot: 79, 80 )

## Comments

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

Varance requested for parking reduction based on employees rather than the total square

Foot of gross floor area.

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

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