



Amendment to Approved Project

City of Rochester, New Hampshire

Case # 205-127-B2-11 Property Address 174A Milton Road

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name Toy Tech

Date of original Planning Board approval 2/9/2004

Description of amendment I would like to combine my passion for motorcycles and O.H.R.V's

To my auto repair Sales and Service business that has been approved. What this would include
is Sales, Service, Inspections, and part Sales of O.H.R.V's and Motorcycles. All repairs will
be contained inside of Service Station minimizing noise. There are already two motor cycle shops
with in 1/2 mile of Proposed Site.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Name of applicant or agent filling out this form Shawn Atkinson

Applicant? ☒ Agent? ☐ Today's date 3/31/2011

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice). **RECEIVED** MAR 31 2011

Office use below **Planning Dept.**

Fee required? Yes ☒ No ☐ Check # 1310 125.00 Staff initials that check received mejt.

Amendment approved ☐ Amendment denied ☐ Date of Planning Board action ☐

Conditions ☐

Signature: _____ Date: _____

ABUTTER LISTCity of Rochester, NH
Please Print or TypeApplicant: Shawn Atkinson Phone 603-988-4232Project Address: 174A Milton Road

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
205	127	B2	Fidae Azouzi + Suzie Fakhoury	174 Milton Rd. Rochester, NH 03868

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
205	121	Ana M. Johnson AKA Ana M. White	9 Sewell Rd Rochester 03868
205	122	Edward + Shirla Nelson	7 Sewell Rd Rochester 03868
205	126	Gene + Doris Remick	170 Milton Rd Rochester 03868
205	128	Public Service of NH	P.O. Box 3430 Manchester NH
205	142	Paltry Lake LLC	P.O. Box 92081 Lake Wales FL 33804-2081
205	204	Paltry Lake LLC	23 Blacksnake Rd Seabrook NH 03874
205	205	George C Sheldon	173 Milton Rd Rochester NH 03868
205	87	NH Northcoast Corp	P.O. Box 429 Ossipee NH 03864

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

	RECEIVED
	MAR 31 2011
	Planning Dept.

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 - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)on this date: 3/31/11, This is page of pages.Applicant or Agent: Shawn AtkinsonStaff Verification: [Signature] 3/31/11

Shawn Atkinson
139 Swain Rd
Barrington NH 03825

three wheeler heaven@yahoo.com
603 9884232

Property owner

Fidae AZouin and Suzie Fakhoury trustee

174 Milton RD

Rochester NH 03868

Property is located on 174 Milton RD.
Map 205 Lot 127 Zoned B2

Building is existing with 2000 Sq.ft.

Property is currently being used as a Auto repair Shop
With Auto Sales, Trailers, etc.

Proper Permits will be in place to change sign.

They will be one employee of whom is me.

There will be zero changes to the building.

Hours of operation 8AM to 6PM Mon - Sat.

Property has plenty of off street parking.

My Proposed use would consist of motorcycle and
O.H.R.V. Sales, Service, inspections. With small retail
Parts center. And Sales, service and inspections
of Automobiles.

Thank You -
Shawn Atkinson

RECEIVED

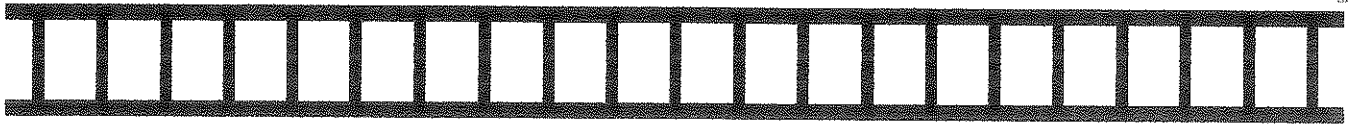
MAR 29 2011

Planning Dept.

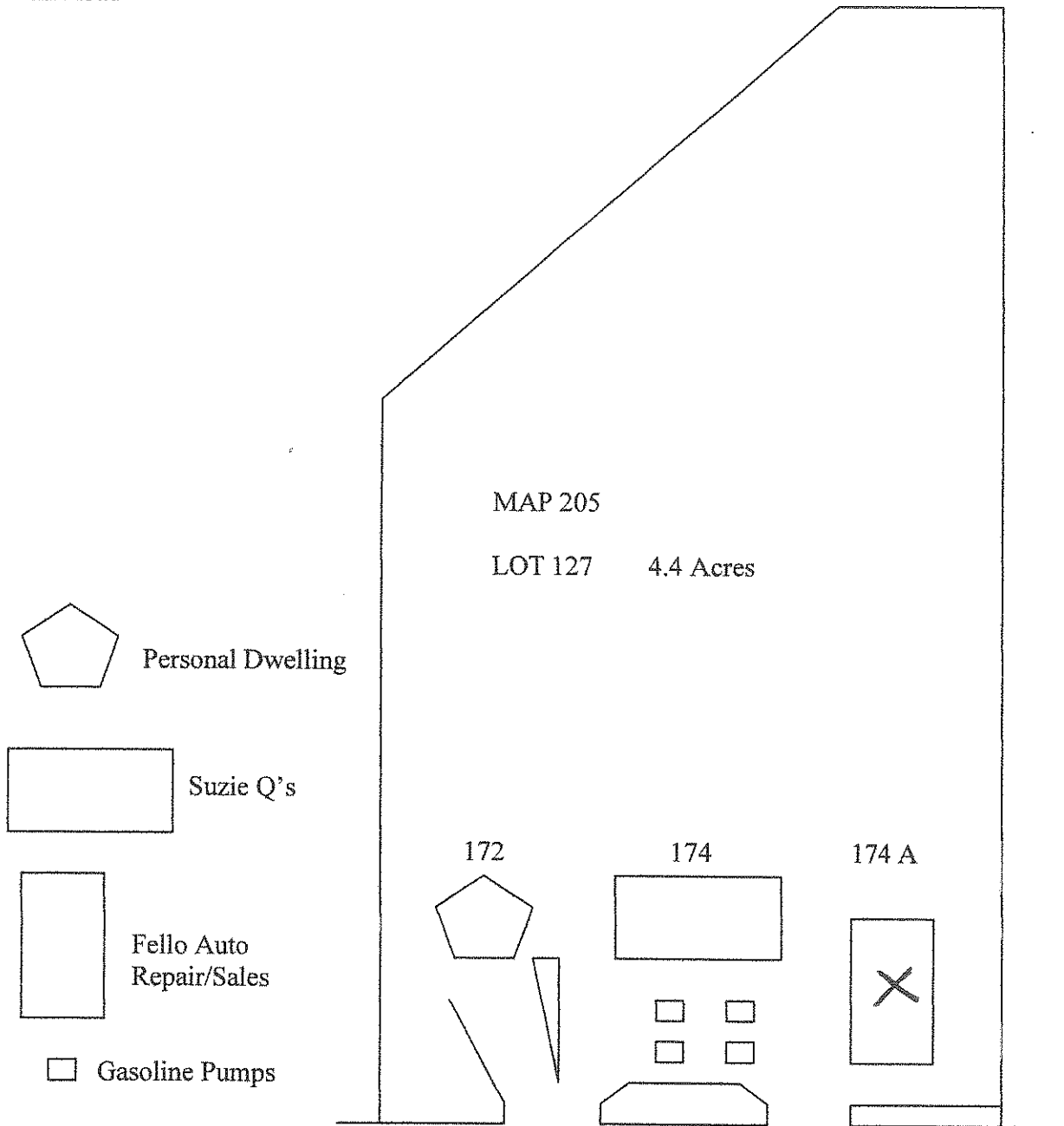
RECEIVED

MAR 23 2011

Planning Dept.



Rail Road



Milton Road Rt. 125

Forest
Park Dr.



MILTON ROAD / ROUTE 125

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW AN AS-BUILT SITE PLAN FOR TAX MAP 205, LOT 127.
2. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY, NOVEMBER 2008. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.

REFERENCE PLANS:

1. "SITE PLAN, ROUTE 125 / MILTON ROAD, ROCHESTER, NH FOR FIDAE AZOURI & SUZIE FAKHOURY REALTY TRUST" DATED DECEMBER 2003 BY NORWAY PLAINS ASSOCIATES, INC.



TAX MAP 205, LOT 127
OWNER OF RECORD:
FIDAE AZOURI & SUZIE
FAKHOURY REALTY TRUST
172 MILTON ROAD
ROCHESTER, N.H.

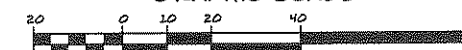
RECEIVED

APR - 7 2009

Planning Dept.

AS-BUILT SITE PLAN
MILTON ROAD / ROUTE 125
ROCHESTER, NH
STRAFFORD COUNTY
FOR: FIDAE AZOURI & SUZIE
FAKHOURY REALTY TRUST

1" = 20' NOVEMBER 2008
GRAPHIC SCALE



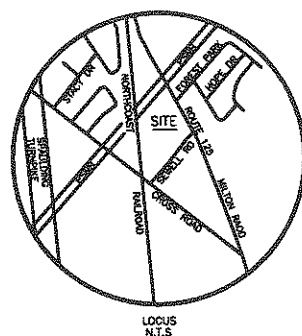
(IN FEET)
1 INCH = 20 FT.
REVISION DATE

Michael Behrendt

FILE NO. 195
PLAN NO. C-2057AB1
DWG. NO. 03291AB-2
F.B. NO. 33 "865"

205-127-B2-04/05

NORWAY PLAINS ASSOCIATES, INC.

LOCUS
N.T.S.

Cecile Cormier

From: Michael Behrendt
Sent: Thursday, January 17, 2008 12:05 PM
To: (louderspl@aol.com)
Cc: Caroline Lewis; Cecile Cormier; Larry Hamer; 'Michael.Behrendt@rochesternh.net'
Subject: Inspection of vehicles

NOTICE OF CLARIFICATION

Mr. Aoun,

Please note that your business on Milton Road, Lot 205-127 is APPROVED for the inspection of automobiles and motorcycles. However, motorcycles may not be sold from this business nor may any work be performed on the motorcycles. This notice applies to your business which I understand is operating from the building situated toward the front of the lot on the northerly side. (Different requirements apply to the garage building situated at the rear of the lot on the southerly side.)

Please feel free to contact me with any questions. I wish you the best of luck with your enterprise.

Michael Behrendt, AICP
Chief of Planning
City of Rochester
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338 phone
(603) 335-7585 fax
michael.behrendt@rochesternh.net
www.rochesternh.net

Copy

*Dealer - Retail Vehicle
State Form 3/24/08/01*

1/17/2008

Cecile Cormier

From: Michael Behrendt
Sent: Thursday, January 10, 2008 3:51 PM
To: Terry Desjardins (lilac_nh@yahoo.com); Integrity@metrocast.net; Tim Fontneau
Cc: Michael.Behrendt@rochesternh.net; Cecile Cormier; Caroline Lewis; Kenn Ortmann; Larry Hamer; Tom Abbott
Subject: Azouri site plan

205-127

In November the Planning Board approved a modification for Fidae Azouri's site to do work on stereo systems. Lot 205-127, opposite Loan Oak on Milton Road. The original approval was for the gas station and convenience store in the existing renovated building at the rear and Automobile Sales and Service in the new building out front.

We received a form from the state asking if this property is okay for performing inspections for automobiles and motorcycles. This would be performed in the front building, which is now approved for the sales and services of automobile and for work on stereo systems. My question pertains to the motorcycles. I know Lance is knowledgeable about motorcycles (and if I recall correctly both Tim and Terry have huge Harleys).

The businesses in the front building are run by Bassam Aoun who I think is leasing the building from Azouri. Bassam told me he would not be selling motorcycles and he would not perform any maintenance on the motorcycles. He said if they were loud they would not pass inspection.

As long as the motorcycles are not loud I think this activity would reasonably fall under the overall approvals for the site (note they could perform this work in the rear building which is approved for a gas station). I could ok this with the condition that there be no work on motorcycles and that none be sold without further PB approval.

Does that sound all right to you?

Thank you.

Michael Behrendt, AICP
Chief of Planning
City of Rochester
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338 phone
(603) 335-7585 fax
michael.behrendt@rochesternh.net
www.rochesternh.net

copy



Economic Development
Community Development
Planning & Zoning
Conservation Commission

PLANNING AND DEVELOPMENT DEPARTMENT

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
E-Mail: kenn.ortmann@rochesternh.net
Web Page: <http://www.rochesternh.net/>

NOTICE OF DECISION

February 12, 2004

Fidae Azouri & Susie Fakhoury Realty Trust
PO Box 636
Methuen, MA 01844

RE: Auto sales building and display area in addition to approved gas station/variety store, 172-174 Milton Road. Case #205-127-B2-04.

Dear Sir & Madam:

I am pleased to inform you that your application referenced above was **APPROVED** by the Rochester Planning Board at its February 9, 2004 meeting with the following conditions:

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Precedent Conditions

[Office use only. Date certified: 5/25/05 As-built=s received? _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note* If all of the precedent conditions are not met within 6 calendar months to the day - by August 9, 2004 - the board's approval will be considered to have lapsed and resubmission of the application will be required. Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void. See RSA 674:39 on vesting.

1) Make the following modifications to the plan drawings:

a) Submit detail of outlet structure on northerly detention pond for approval by Public Works with copy to Planning.

b) Shade in area to identify clearly the vehicle display area.

c) Add 1 handicap parking space near the new building.

Copy

*OK Tom W
5/24/05
Lme
8/13/04*

AME
8-13-04

d) Add decorative fence (not chain link) at the edge of the front buffer to prevent cars from being placed in the buffer, with the design to be approved by Planning. It should extend for the entire 90 foot straight section adjacent to the parking area. The fence should be durable and attractive.

e) Add a four foot wide planting strip in front of the building, with an opening for the entranceway. Protect the planting strip with curbing or timbers. Modify landscaping plan to include shrubbery here. The building may be adjusted as needed to accommodate the strip.

NA
see email dated 5/18/05

f) Incorporate sign in Route 125 warning motorists of turning/entering traffic per the request of the Police Department, if appropriate. Coordinate with Police/Public Works on type and location of sign.

AME
8-13-04

g) Add note: "Vehicles offered for sale may be displayed in the designated display area only."

h) Modify the building in coordination with Planning so that service doors do not face Route 125.

i) Add prominent note: "Twelve unregistered vehicles is the maximum that may be displayed/offered for sale at any time. Only passenger vehicles may be displayed/offered for sale."

OK Per MB
8-14-04
AME

2) Submit architectural drawings of new building to be approved by Planning Department in accordance with the Architectural Regulations. *Have to MB 8-13-04*

AME
8-13-04

3) Submit cut sheets for proposed lights to be approved by Planning. All lights must be fully shielded and poles should not exceed 20 feet in height.

4)#
AME
8-13-04

The plans are to be tied into the State Plane Coordinate System or \$15.00 is to be contributed to the Monumentation Fund. *Tied in*

5) Any necessary outstanding signatures on the City of Rochester department head review sheet must be obtained (staff will attend to this) with appropriate concerns incorporated.

AME
8-13-04

6) The pre-construction meeting and inspection agreements are to be signed by the property owner to include the following statement: *The applicant shall retain the services of the design engineer or her/his designee to insure that all required site work and public improvements are constructed in accordance with approved plans and conditions*

AME
8-9-04

7) A drainage maintenance agreement approved by Public Works must be executed.

copy

- 5-17-05
ame
- 8) (a) One set of mylar plus (b) five sets of large blue-line or black-line plus (c) one set of 11"x17" final approved plans must be on file with the City. *Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans.* (The applicant need only submit additional blue-line/black-line sets of drawings or individual sheets, as needed, to make five complete sets - consult the Planning Department.) At the discretion of the Planning Department minor changes to drawings (as required in precedent condition, above) may be marked by hand.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

THIS PLAN
SUPERSEDES THE
5/8/03 PLAN (MB)
6/2/07

- 1) All of the conditions on the original approval for the gas station shall apply, as appropriate. That plan was approved April 9, 2002 and certified May 8, 2003. If this project herein is executed it shall supersede that approval. If this project is not executed, then the approval for the gas station shall stand on its own. Conditions on the two projects may be combined/coordinated as staff and the applicant deem appropriate.
- 2)# Five sets of full size (measuring at least 22" x 34") blue line or black line plus one full size mylar plus 1 set of 11" x 17" as-built site plans (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department prior to issuance of the Certificate of Occupancy/Final City Approval. The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications:". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the engineer/surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).
- 3) No site work may be undertaken until: a) all (or at the discretion of the Planning Department, most) of the precedent conditions are met; b) the preconstruction meeting with City staff has taken place; and c) all appropriate erosion and sedimentation control structures are in place. These erosion and sedimentation control measures must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the City Planning Department to arrange for the preconstruction meeting.
- Pre-con
field
5-24-05
ame

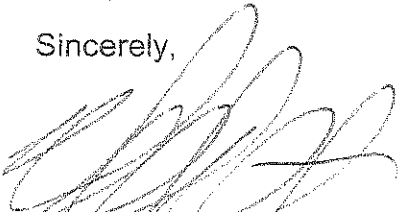
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- 4) All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
- 5) The project must be built and executed exactly as specified in the approved application package unless modifications are approved.
- 6) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 7) It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester Code Enforcement Department at 332-3508 regarding building permits.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type.)

Best of luck with your project and if you have any questions please feel free to contact me.

Sincerely,



Michael Behrendt, AICP
Chief of Planning

CC: Norway Plains Associates
File





PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

NOTICE OF DECISION

November 21, 2007

Fidae Azouri
172 Milton Road
Rochester, NH 03867

RE: Site review for sales and installation of stereo systems for automobiles, 172-174 Milton Road. Case #205-127-B2-04/05

Dear Mr. Azouri:

This is to inform you that the Rochester Planning Board at its November 19, 2007 meeting **ENDORSED** a modification to the approved site plan to allow the sales and installation of stereo systems for automobiles in the building situated at the northerly end of the lot. The endorsement is subject to the following conditions:

- APPLICANT
WILL
FOLLOW
UP
ON*
- 1) The applicant shall coordinate with PSNH to remove or modify the existing floodlight in front of the property in order that the glare is eliminated and the light is appropriately shielded
 - 2) As built drawings must be submitted once the overall site is completed [we presently hold a surety for this] *HAVE SURETY*
 - 3) The City Engineer must ensure that any changes in pavement/impervious surface since the original approval will not adversely impact drainage patterns.
- OK
PSP
TW (MB)*

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Michael Behrendt
Chief of Planning

CC: Norway Plains Associates
File

Copy