



## NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 9/29/10 [office use only. Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date paid \_\_\_\_\_]

### Property information

Tax map #: 210; Lot #'s: 43; Zoning district: B2

Property address/location: 101 MILTON RD

Name of project (if applicable): A-Z AUTOWORK

Size of site: .53 acres; overlay zoning district(s)? \_\_\_\_\_

### Property owner

Name (include name of individual): THUAN BUI

Mailing address: 101 MILTON RD ROCHESTER NH 03868

Telephone #: 603-661-1543 Fax #: N/A

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

Name (include name of individual): JAYSON STODDART / JOSH RAPP

Mailing address: 15 NILES ST DOVER NH 03820 / 34 SIXTH ST DOVER NH 03820

Telephone #: 603-842-3527 / 603-988-9532 Fax #: \_\_\_\_\_

### Engineer/designer

Name (include name of individual): N/A

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

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

Email address: \_\_\_\_\_ 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: RECEIVED

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Describe proposed activity/use: AUTO REPAIR SHOP

Describe existing conditions/use (vacant land?): OWNER CURRENTLY LIVES IN HOUSE ON PROPERTY - GARAGE HAS BEEN USED FOR STORAGE - WAS LAST USED AS AN AUTO BODY SHOP 7 YEARS AGO

#### 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? 1.2 MILES -

If City water, what are the estimated total daily needs? 100± 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? \_\_\_\_\_

#### Building information

Type of building(s): 2 DOOR GARAGE - PRE-EXISTING

Building height: 20 FEET Finished floor elevation: 0

#### Other information

# parking spaces: existing: 11 total proposed: 11; Are there pertinent covenants? YES

Number of existing employees: 2; number of proposed employees total: 2

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

Wetlands: Is any fill proposed? NO; area to be filled: \_\_\_\_\_; buffer impact? \_\_\_\_\_

Proposed <i>post-development</i> 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.		

## Comments

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

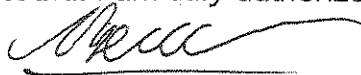
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## Submission of application

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: 9-30-10

Signature of applicant/developer: 


Date: 9-30-10

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: 9-30-10

To: Planning Department  
From: Jayson Stoddart and Joshua Rapp  
Subject: Letter of Intent

We are interested in opening an automotive repair shop on the property located at 101 Milton Rd. It is across the street from Market Basket Grocery and neighbors Kari's Collectables/Mega Pizza and the new Rite Aid currently under construction.

The following is the information requested for a determination to be made.

Jayson Stoddart  
15 Nile's St  
Dover NH 03820  
603-842-3527  
Eastcoastjay1983@Yahoo.com

Joshua Rapp  
34 Sixth St  
Dover NH 03820  
603-988-9532  
Techhead0\_3@Comcast.net

Property owner:  
Thuan Bui  
101 Milton Rd  
Rochester NH 03867

Written permission from property owner allowing proposed use is included with this letter of intent.

Property location:  
101 Milton Rd  
Rochester NH 03867  
Tax map: 210 Lot: 43 Zone: B2

Garage is 1600sqft and it is an existing space.  
The salon attached to the house is 800sqft and is existing space.  
The house is 1200sqft and is existing space as well.

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We would like to run an automotive repair shop out of the garage, rent out the salon, and I (Josh Rapp) plan to live in the house.

The property was previously used by Thuan Bui. He lived in the house while running his nail salon business. The garage was last used in 2003 as Mike's Auto Body and has been used as storage since.

The abutting properties are B2 zoning, across the street is Market Basket Grocery. On one side of the property is the new Rite Aid Pharmacy and the other side is Kari's Collectables/Mega Pizza.

The resulting number of employees from the proposed use of the garage would be just the owners, Jayson Stoddart and Josh Rapp. Another possible 1-4 with renting out the salon.

Proposed hours of operation would be

Monday-Friday 9am-6pm

Saturday- 9am-6pm

Sunday- closed

The property is currently vacant

There are approximately 25 available parking spaces along the driveway and buildings. All of which are located off the street and will not block the entrance and exits to the property or to the garage, salon and house.

There are no proposed site changes

There is no anticipated outside storage, vibrations, light or smoke from proposed use. There will be minor noises from air tools during normal business hours.

The property currently has a u shaped driveway that enters and exits on to RT 125 (Milton Rd)

We are not making any changes to the site

The only changes to the exterior of the building that we are planning is to paint the exterior of the building.

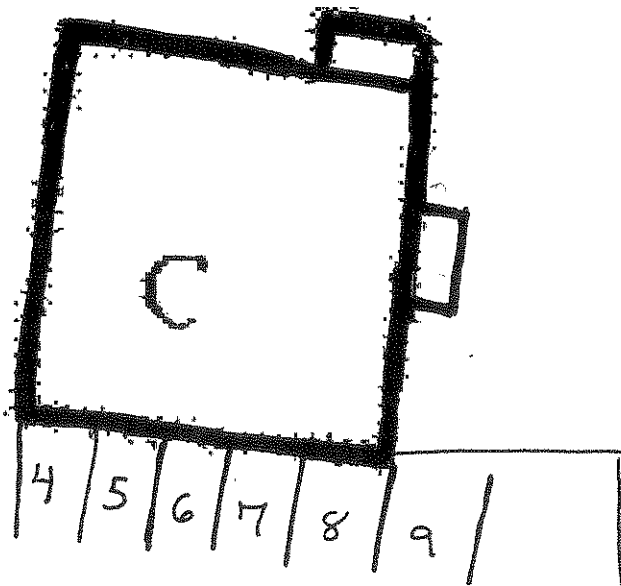
We plan on installing a bathroom in to the garage and two automotive lifts.

Parking is all off street on the property. There are currently 9 marked parking spots and we plan on marking and additional two. There is enough room on the property for approximately 10-14 spots to park vehicles while they are not being serviced.

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B = Former nail salon

C = Garage / Shop

1-11 are parking spots

10-11 are unmarked and 1-9 have lines

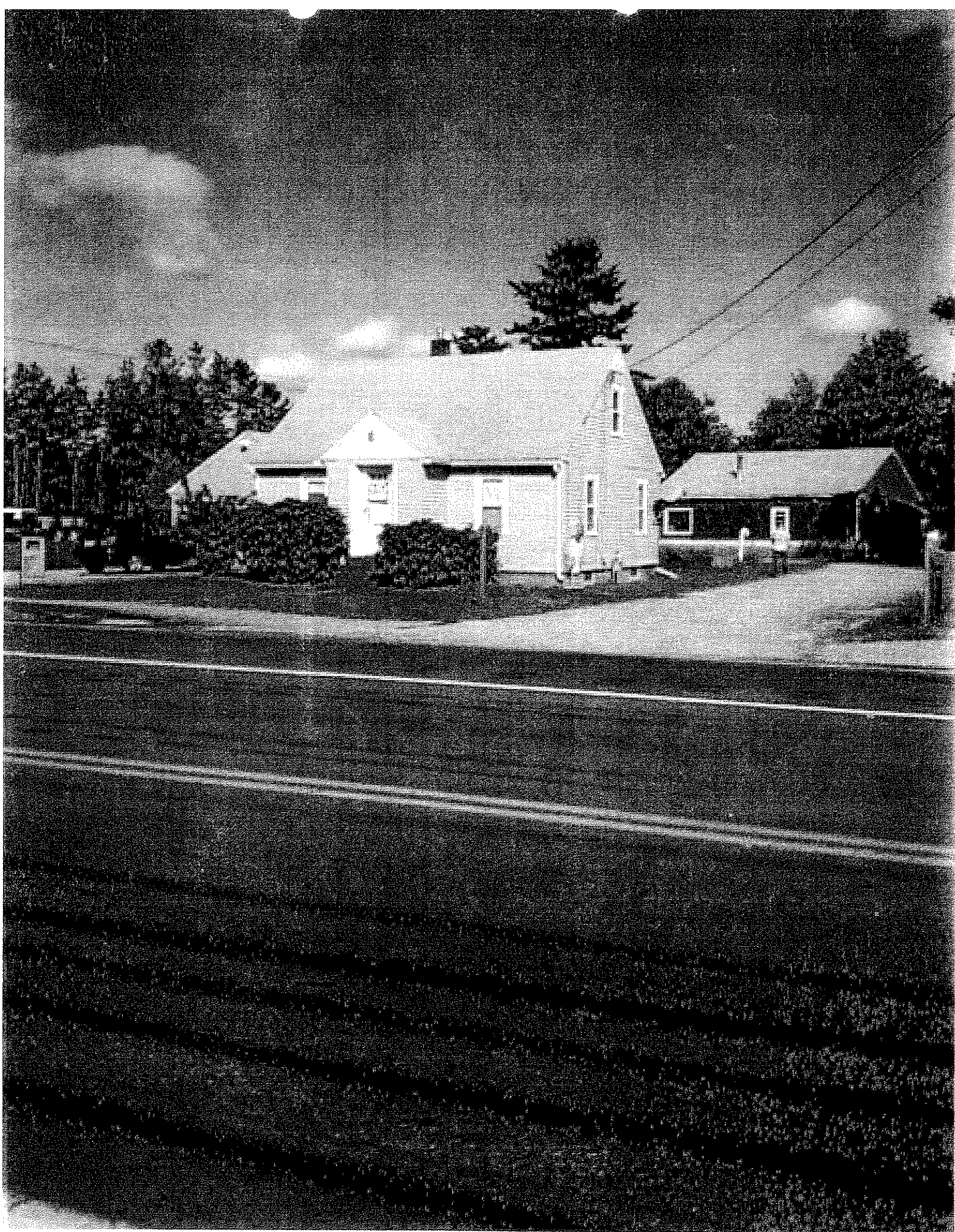
Arrows show drive way flow

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Thuan Bui  
101 Milton Rd.  
Rochester, NH 03867

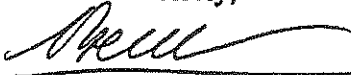
City of Rochester  
31 Wakefield Street  
Rochester, NH 03867

September 20, 1010

To Whom It May Concern:

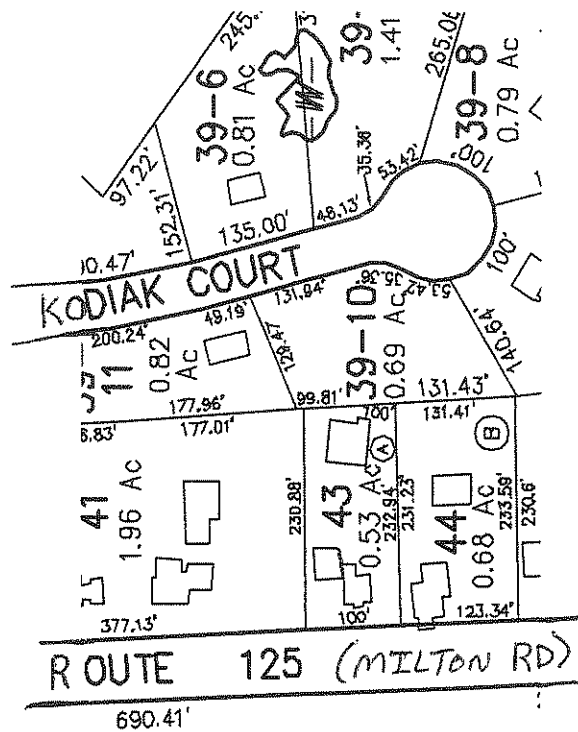
I am writing to confirm that I grant permission to Josh Rapp and Jay Stoddart to operate an auto repair business and occupy the residential dwelling at my property located at 101 Milton Rd., Rochester NH. I have executed a letter of intent to lease the property to Josh Rapp and Jay Stoddart for this purpose for a duration of 24 months beginning October 1, 2010.

Yours Sincerely,



Thuan Bui  
Owner

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LOT 41- NEW RITE AID

LOT 43- PROPOSED PROPERTY

43A HOUSE

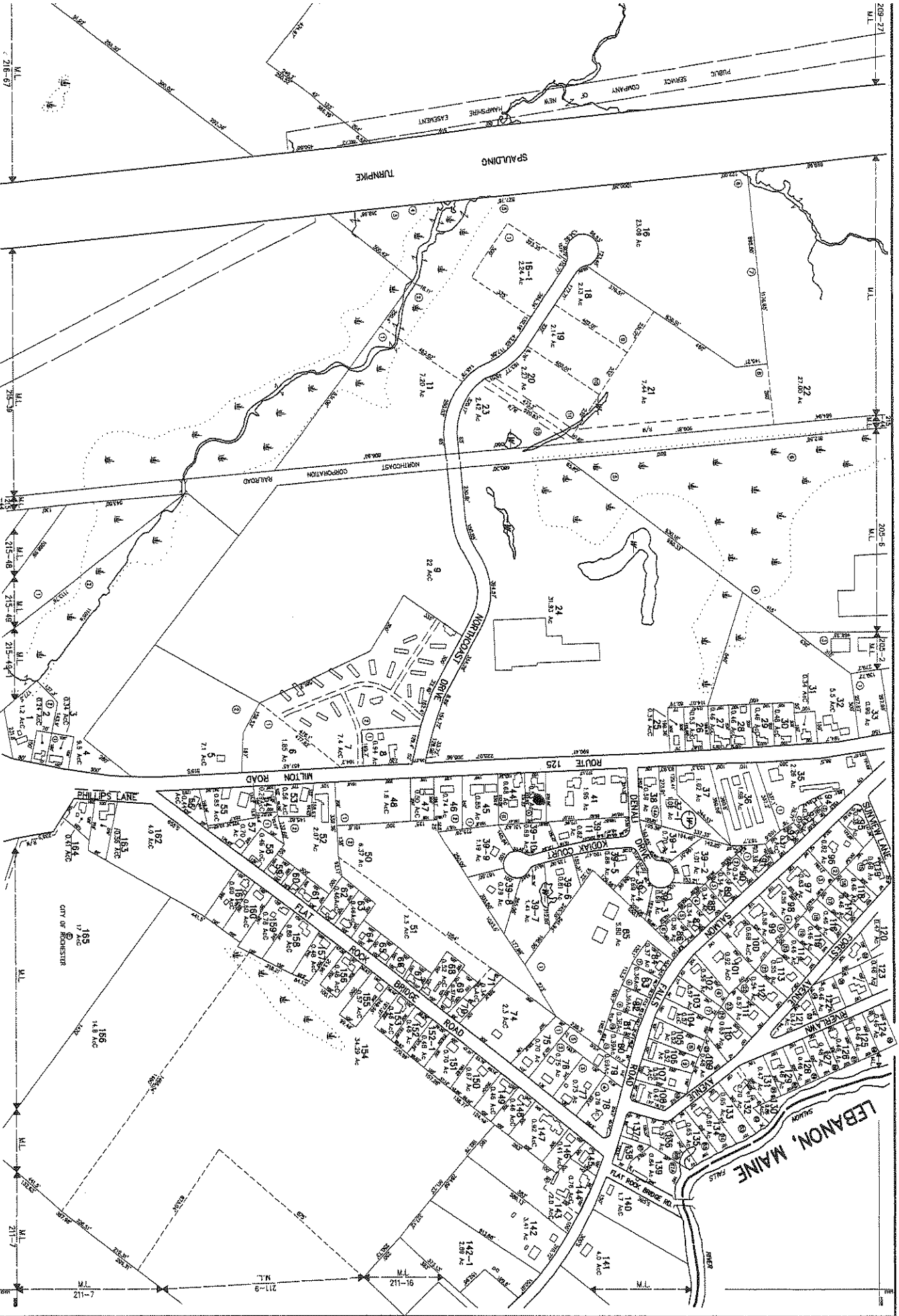
43B- SALON

43C- GARAGE

LOT 44 =

44A- KARI'S COLLECTABLES

44B- MEGA PIZZA



FROM ASSESSMENT PURPOSES. IT IS NOT VALID FOR DESCRIPTION OR CONVEYANCE.

DATE: APRIL 28, 1991

BY: [Signature]

PRODUCED IN 1992 BY

**CARTOGRAPHIC ASSOC. INC.**

PROFESSIONAL CONSULTANTS

1000 N. AVENUE, SUITE 100, RICHMOND, VIRGINIA 23261

(800) 441-9786 - (703) 333-4449 - FAX (703) 333-1286 - VIRGINIA - PROFESSIONAL

LEGEND

ACRES

FEET

SCALE 1" = 200'

REVISION TO: APRIL 1, 2010

PROPERTY MAPS

**ROCHESTER**

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. **210**