

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



RF

APR 09 2013

P.L.

PRELIMINARY
Site Plan Application

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 210; Lot #(s): 52; Zoning district: Business-2

Property address/location: 85 Milton Road # acres: 2.07

Name of project (if applicable): _____

Proposed project

Describe proposed project: Demolish an existing 4,450 sf. retail bldg. and construct a new 7,800 sf. retail bldg. and a 6,500 sf./200 seat auction hall.

Nonresidential: current bldg. size 4,450 s.f.; total proposed bldg. size 14,300 s.f.

Residential: current # units _____; total proposed # units _____

City water? yes X no ____; how far is City water from the site? _____

City sewer? yes ____ no X; how far is City sewer from the site? Miles

Applicant/Agent

Property owner (include name of individ.): O'Keefe Martin Auctions Partnership/John O'Keefe

Property owner mailing address: 88 Milton Road; Rochester, NH 03868

Property owner phone # 603-335-8500 email: johnokeefew@yahoo.com

Applicant/developer (if different from property owner): _____

Applicant/developer phone # _____ email: _____

Engineer/designer/agent: Arthur H. Nickless, LLS, Norway Plains Associates, Inc.

Engineer/designer/agent phone # 603-335-3948 email: anickless@norwayplains.com

Signature

Date

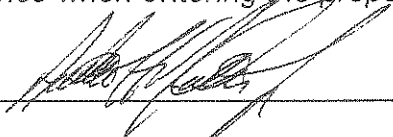
4/9/13

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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: _____

4/9/15

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: anickless@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

April 9, 2013

Mr. James Campbell, Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: O'Keefe Martin Auctions Partnership - 85 Milton Road - Tax Map 210, Lot 52

Dear Jim:

On behalf of the above named applicant, we hereby submit plans and application for Preliminary Site Plan Review. The subject property is comprised of 2.07 acres and lies partially in the B-2 and R-1 zones. Under the proposed Comprehensive Rezoning proposal currently being put forth by the Planning Board, this entire lot is slated to be zoned Highway Commercial.

The applicant is proposing to demolish the existing 4,450 sf. retail store and replace it with a new 7,800 sf. store. Additionally, the owners plan to construct a 6,500 sf., 200-seat auction hall. The company had a very successful auction business in Milton for many years and the owners hope to duplicate that success at this location.

To accommodate the proposal, at least two (2) variances will be sought from the ZBA. The first variance will be to allow a commercial use in the R-1 Zone. The proposed auction hall will be located beyond the allowable 100-foot encroachment into the more restrictive zone. Given the pending zone change, we feel this variance is justified.

The second variance will be to allow less parking than what is required by the Zoning Ordinance. The ordinance presently requires one (1) space per 200 sf. of retail space plus one (1) space per four (4) seats in the auction hall for a total of eighty-nine (89) spaces required. The Site Plan Review Regulations allow retail parking to be computed at one (1) space per 250 sf. plus one (1) space per four (4) seats in the auction hall for a total of eighty-one (81) spaces. As presently configured, the site plan depicts the creation of seventy-seven (77) spaces so we will also be asking the Planning Board to waive their requirement as well. Keep in mind that four (4) spaces would only reduce the seating in the auction hall by one seat if the waiver was not granted!

April 9, 2013

O'Keefe Martin Auctions Partnership

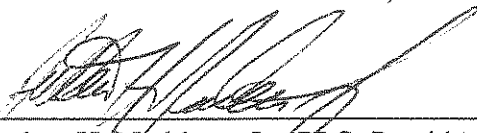
The site is serviced by the municipal water system. There is no public sewer available in this area so there will need to be a new septic system installed to handle the estimated sewage flow.

We look forward to working with you and the Planning Board on this project. Thank you for your consideration.

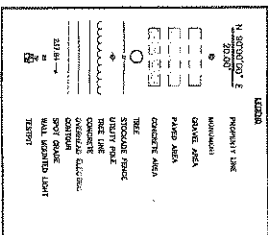
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____


Arthur H. Nickless, Jr., PLS, President

cc: O'Keefe Martin Auctions

[illegible]

ROCHESTER, NH
PREPARED FOR
O'KEEFE MARTIN
ATTORNEYS PARTNERSHIP

1. THE PURPOSE OF THIS PLAN IS TO DEREG THE EXISTING

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2. OWNERS OF RECORD:

- ## 2. OWNERS OF RECORD:

KEEPING BOOK IN VOL. IV
58 MILTON ROAD
ROCHESTER NY 14608

- KEEPING BOOK IN VOL. IV
58 MILTON ROAD
ROCHESTER NY 14608

SCRD BK 3409/Pg 783

- SCRD BK 3409/Pg 783

3. TOTAL PARCEL AREA:
MAP 210 LOT 82

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MAP 210 LOT 82

4. PARCEL IS ZONED BUSINESS 2 (B-2) AND RESIDENTIAL 1 (R-1)

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5. INSTRUMENT LOT REQUIREMENTS:

- ## 5. INSTRUMENT LOT REQUIREMENTS:

ADDITIONAL LOT SIZE (W/WATER) - NO REGULATION

- ADDITIONAL LOT SIZE (W/WATER) - NO REGULATION

MINIMUM LOT FRONTAGE = NO REGULATION
MINIMUM LOT AREA = 20,000 SQ. FT.
MINIMUM LOT DEPTH = 100 FT.
MINIMUM LOT FRONT SETBACK = 10 FT.
MINIMUM LOT SIDE SETBACK = 10 FT.
MINIMUM LOT REAR SETBACK = 10 FT.
MINIMUM LOT FRONT YARD SETBACK = 10 FT.
MINIMUM LOT SIDE YARD SETBACK = 10 FT.
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MINIMUM LOT FRONT YARD SETBACK = 10 FT.
MINIMUM LOT SIDE YARD SETBACK = 10 FT.
MINIMUM LOT REAR YARD SETBACK = 10 FT.

FRONT 25'

- FRONT 25'

Side View	10'	20'
1		
2		

- | Side
View | 10' | 20' |
|--------------|-----|-----|
| 1 | | |
| 2 | | |

DISTANCE FROM OTHER BUILDINGS = 5'

- DISTANCE FROM OTHER BUILDINGS = 5'

ADDITIONAL INFORMATION - 50%
RESIDENTIAL COVERAGE (BIDS. ONLY)

- ADDITIONAL INFORMATION - 50%
RESIDENTIAL COVERAGE (BIDS. ONLY)

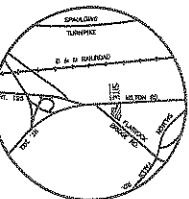
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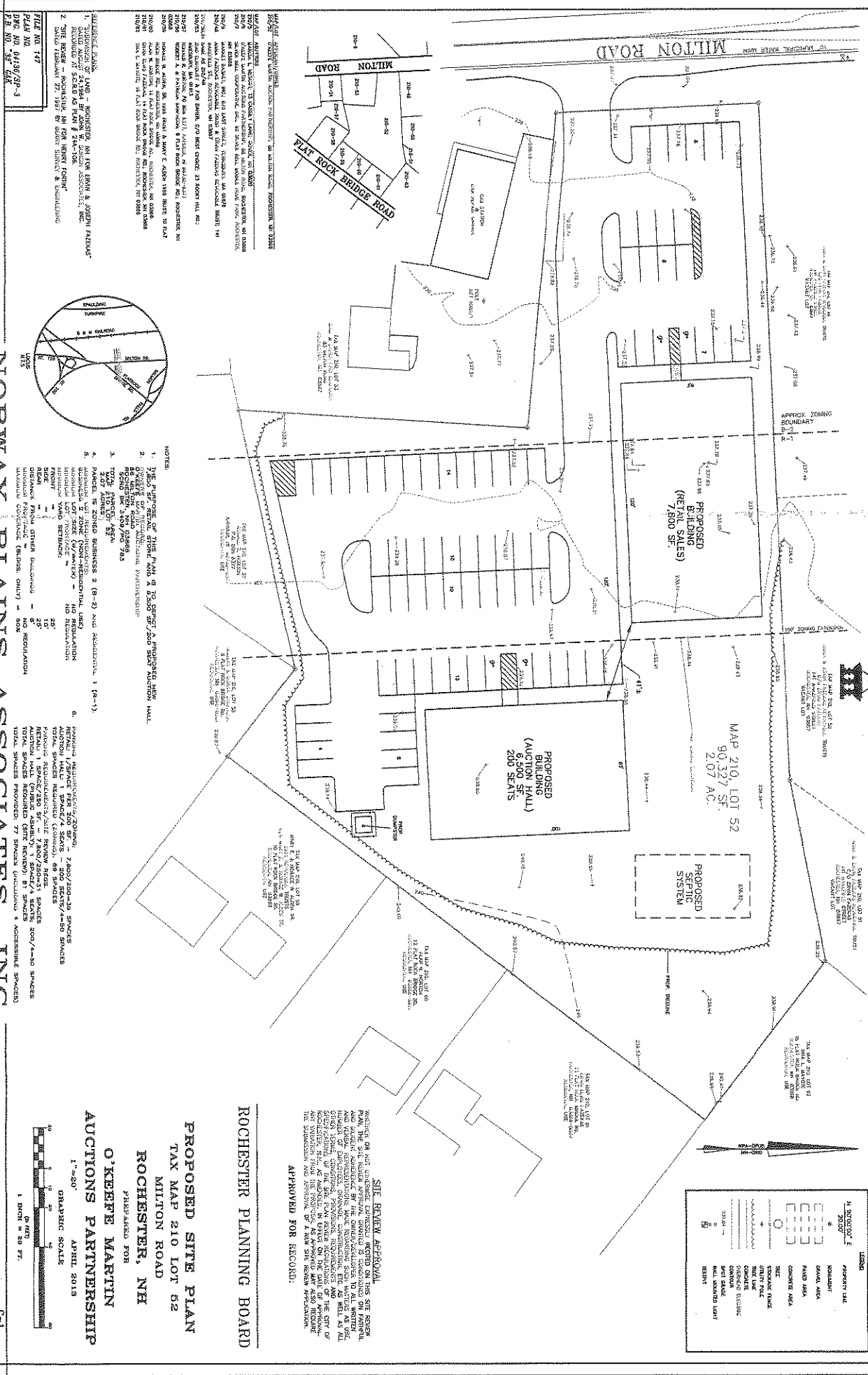
- [illegible]

1. The first group of respondents (n = 10) was composed of individuals who had been employed by the company for less than 1 year. This group was selected to represent new employees who were likely to have limited experience with the company's policies and procedures.

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FILE NO. 147
PLAN NO.
DWG. NO. 04136/SF-3
P. 5 NG "39" GAX





1. SUBMITTER OF PLAN - ROCHESTER PLANNING BOARD
 2. SITE REVIEWER - ROCHESTER PLANNING BOARD
 3. DATE REVIEWED - 04/19/2013
 4. DATE OF PLAN - 04/19/2013
 5. DATE OF PLAN - 04/19/2013
 6. DATE OF PLAN - 04/19/2013
 7. DATE OF PLAN - 04/19/2013
 8. DATE OF PLAN - 04/19/2013
 9. DATE OF PLAN - 04/19/2013
 10. DATE OF PLAN - 04/19/2013



- NOTES:
1. THE SITE IS ZONED BUSINESS 2 (B-2) AND RESIDENTIAL 1 (R-1).
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PROPOSED BUILDING (AUCTION HALL)
 6,500 SF.
 200 SEATS

PROPOSED BUILDING (RETAIL SALES)
 7,800 SF.

PROPOSED SEPTIC SYSTEM

ROCHESTER PLANNING BOARD
 PROPOSED SITE PLAN
 TAX MAP 210 LOT 52
 MILTON ROAD
 ROCHESTER, NH
 PREPARED FOR
 O'KEEFE MARTIN
 AUCTIONS PARTNERSHIP
 1"=20'
 APRIL 2013

APPROVED FOR RECORD:
 SITE REVIEW APPROVAL
 PLANNING BOARD

1"=20'
 GRAPHIC SCALE
 APRIL 2013
 1"=20' FT.

1"=20' FT.