

RECEIVED

JUL 17 2013

Planning Dept.



MINOR SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 7/16/2013 [office use only. Check # 2493 Amount \$ 300. Date paid 7-17-13]

Property information

Tax map #: 210 ; Lot #'s): 55 ; Zoning district: B2

Property address/location: 79 Milton Road, Rochester, NH

Brief project description: **Remodel of existing gas station and convenience store**

Property owner

Name (include name of individual): VSH Realty, Inc./Cumberland Farms, Inc.

Mailing address: 100 Crossing Blvd., Framingham, MA 01702-5401

Telephone #: (603)749-4529 Email address: fx@brutonlaw.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): None

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

☒ Nonresidential project

☐ Residential project

Nonresidential projects (if applicable)

Check all that apply:

- ☐ change of use ☐ new building ☒ building addition
☐ new parking area ☐ expansion of existing parking area
☒ new signage; ☐ exterior lighting ☐ other site changes

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Describe current use/nature of property: **The site if used as a gasoline station and convenience store.**

Describe proposed use/activity: **Same as current use.**

parking spaces: existing: **14** ; total proposed: **14**

Current square footage of building **2,400** ; Proposed square footage of building **3,600**

City water? yes **X** no ; How far is City water from the site? **unknown**

City sewer? yes no **X** ; How far is City sewer from the site? **unknown**

If City water, what are the estimated total daily needs? **600-700** gallons per day

Where will stormwater be discharged? **Existing condition (no increase in impervious areas)**

Residential projects (if applicable)

Number of existing dwelling units: Total number of proposed dwelling units:

New building(s)? Addition(s)/modifications to existing building(s)?

Describe current use/nature of property:

Describe proposed use/activity:

of parking spaces: existing: total proposed:

Comments

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

Submission of application & acknowledgement about process

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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: _____

JUL 17 2013

Date: _____

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Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter 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: _____

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE

Bruton & Berube, PLLC
ATTORNEYS AT LAW

798 Central Avenue
Dover, NH 03820
TEL (603) 749-4LAW (4529)
FAX (603) 343-2986
www.brutonlaw.com

July 17, 2013

VIA HAND DELIVERED

Jim Campbell, Chief Planner
Second Floor, City Hall
31 Wakefield Street
Rochester, New Hampshire 03867-1917

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Planning Dept.

**RE: Cumberland Farms, Inc.
79 Milton Road, Rochester, NH**

Dear Mr. Campbell:

Enclosed please find a Minor Site Plan Application, along with five (5) engineer size copies of the plans, one (1) ledger size copy, and the associated filing fee of \$328.48 [\$328.48 = \$300.00 (Application Fee) + \$28.48 (Abutter Fee)]. We are making this submission for review by the Special Site Review Committee pursuant to Article 2, Section 3 of the Site Plan Regulations. As we discussed, our client is hopeful to be able to commence construction at the beginning of next month, and, as such, we ask that this matter be scheduled at the Committee's earliest convenience.

We thank you kindly in advance for any assistance you can provide in getting this matter scheduled promptly, and will look forward to discussing this project further with the Committee.

Should there be any questions at all regarding the enclosed application, please do not hesitate to contact me.

Sincerely,

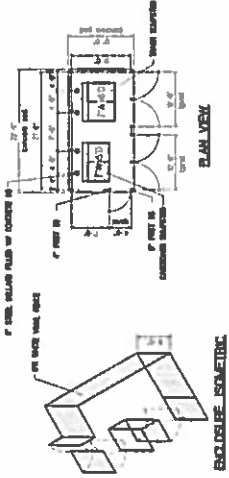


Francis X. Bruton, III
E-mail: fx@brutonlaw.com

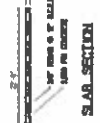
FXB/mas
Enclosures

cc: Cumberland Farms, Inc.

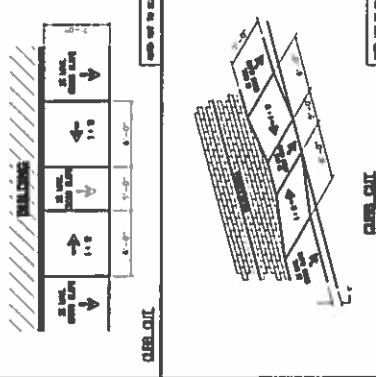
DUMPSTER DETAIL



SLAB SECTION



HANDICAP RAMP DETAILS

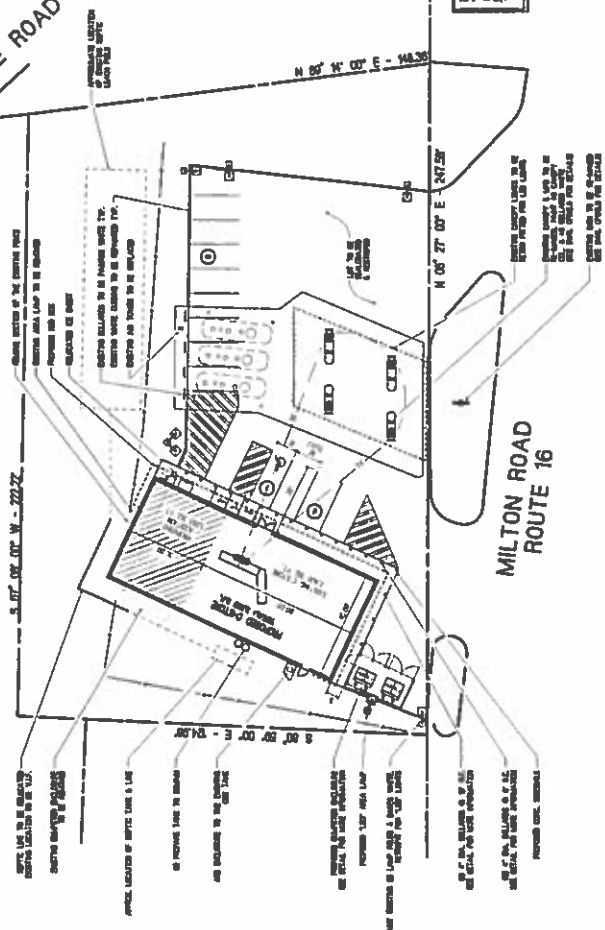
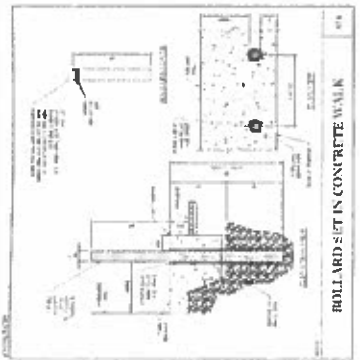


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JUL 17 2013



7.5 MILTON ROAD
ROCHESTER, NEW HAMPSHIRE
Cumberland

SITE PLAN CFIG4.0



REVISIONS	DATE	BY	DESCRIPTION
1	10-11-12	JL	ISSUED FOR PERMIT
2	01-22-13	JL	REVISED TO ADD NEW DETAIL
3	01-22-13	JL	REVISED TO ADD NEW DETAIL
4	01-22-13	JL	REVISED TO ADD NEW DETAIL
5	01-22-13	JL	REVISED TO ADD NEW DETAIL

REVISIONS	DATE	BY	DESCRIPTION
1	10-11-12	JL	ISSUED FOR PERMIT
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3	01-22-13	JL	REVISED TO ADD NEW DETAIL
4	01-22-13	JL	REVISED TO ADD NEW DETAIL
5	01-22-13	JL	REVISED TO ADD NEW DETAIL



Exhibitor Reg. 20 contributions should be received by the general chairman of exhibitors, a separate listing being 30 days after the date of publication of the Abstracts upon the day they are to be shown in the hall for the American Bazaar. Contributions to the Abstracts for the general fund should be sent to the general chairman of the Abstracts, and contributions for special exhibits to the special chairman of the Abstracts. The general chairman of the Abstracts is the general chairman of the American Bazaar, and the special chairman of the Abstracts is the special chairman of the American Bazaar. The general chairman of the Abstracts is the general chairman of the American Bazaar, and the special chairman of the Abstracts is the special chairman of the American Bazaar.

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FOR CONSTRUCTION



STORC 5401
1045 TR015
PROP V0804

73 WELTON ROAD

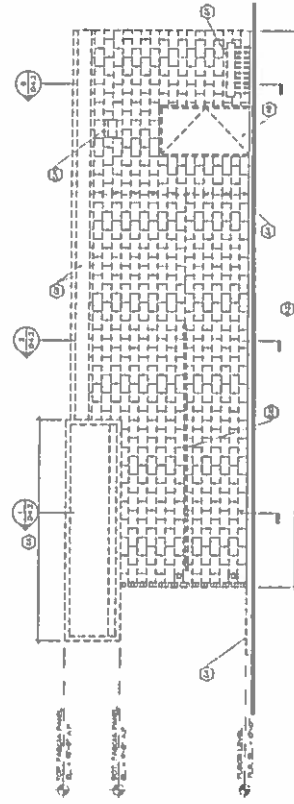
ROCHESTER, NH
STAFFORD COUNTY

THE MOTION

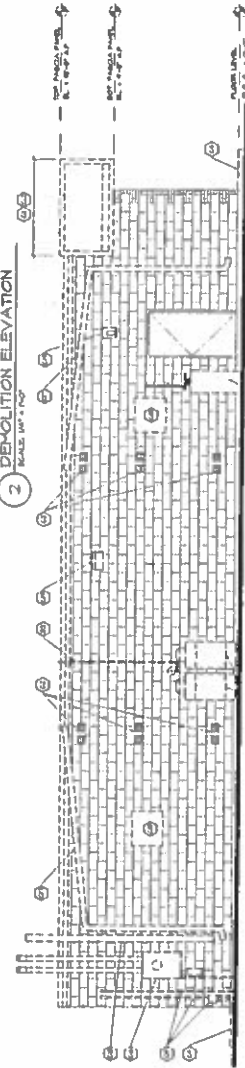
DEMOLITION
EXTERIOR
ELEVATIONS

12.2013	10	10
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D3.2

[illegible]

EAST (SIDE)
DEMOLITION ELEVATION



1 NORTH (REAR) DEMOLITION ELEVATION SCALE 1/4" = 1'-0"

MAHONIAN & ASSOCIATES
ARCHITECTS

100 South Main Street
Rochester, New York 14602
Tel: 585-261-1111
Fax: 585-261-1112

FOR CONSTRUCTION

Cumberland
F A R M S

100 Cherry Hill, Rochester, New York
STORE 5401
PROP. V0359

78 MILTON ROAD
ROCHESTER, NH
STRAITFORD COUNTY

FLOOR PLAN

DATE: JUL 12, 2013
DRAWN BY: JMS
CHECKED BY: JMS
SCALE: AS SHOWN

A1.1

GENERAL NOTES

1. FLOOR PLAN SHALL BE AT ALL LOCATIONS OF ADDITIONAL OR REMOVED FLOORS.

2. FLOOR PLAN SHALL BE AT ALL LOCATIONS OF ADDITIONAL OR REMOVED FLOORS.

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LEGEND

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NOTES

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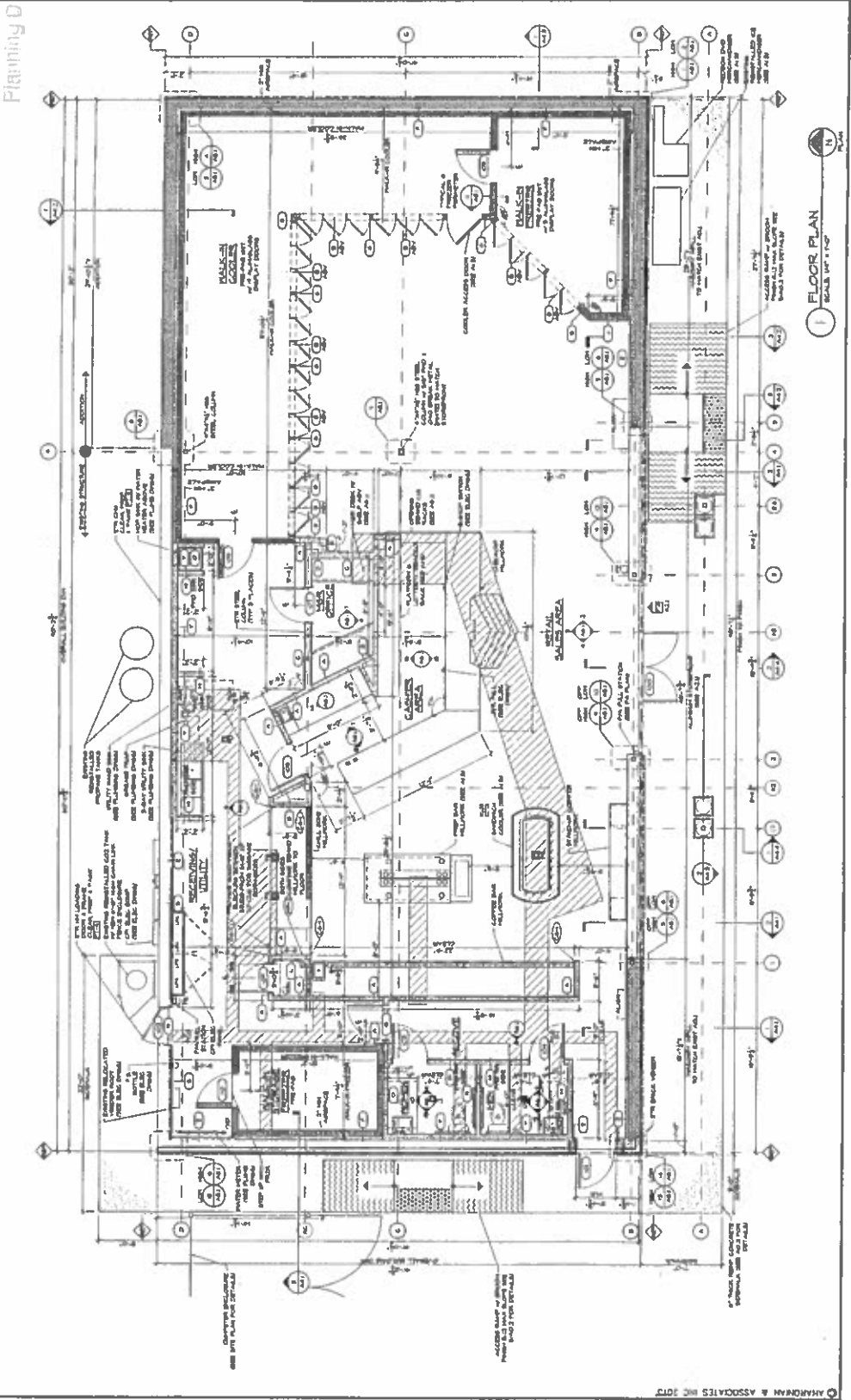
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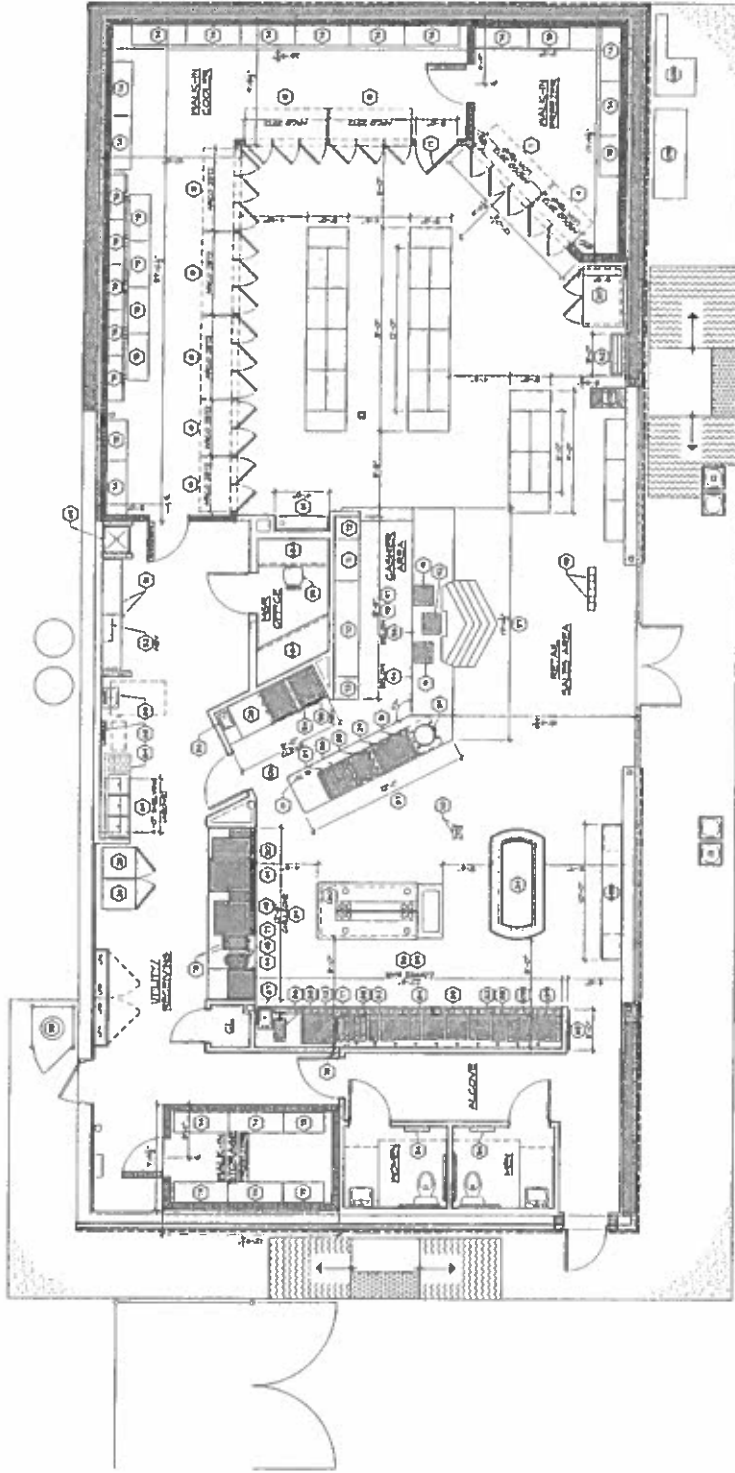
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1 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



ANAHORIAN ASSOCIATES, INC.
ARCHITECTS
200 Spring Street, Suite 200
Rochester, New York 14601
Tel: 585-425-1111
Fax: 585-425-1112

NOTES:
1. Equipment shall be installed in accordance with the manufacturer's instructions and the applicable codes. The contractor shall be responsible for obtaining all necessary permits and approvals for the installation of the equipment.

REVISION	DATE	BY	CHKD
1	07/17/13	AM	AM
2	07/17/13	AM	AM
3	07/17/13	AM	AM
4	07/17/13	AM	AM
5	07/17/13	AM	AM
6	07/17/13	AM	AM
7	07/17/13	AM	AM
8	07/17/13	AM	AM
9	07/17/13	AM	AM
10	07/17/13	AM	AM



FOR CONSTRUCTION

Cumberland
A R M S
120 County Rd., Rochester, New York 14601
STORE 5401
PROJ. V0899
78 WALTON ROAD
ROCHESTER, NH
STRAFFORD COUNTY

EQUIPMENT PLAN

DATE	BY	CHKD	DATE
07/17/13	AM	AM	07/17/13
07/17/13	AM	AM	07/17/13
07/17/13	AM	AM	07/17/13
07/17/13	AM	AM	07/17/13
07/17/13	AM	AM	07/17/13
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07/17/13	AM	AM	07/17/13
07/17/13	AM	AM	07/17/13

A1.5



AARONIAN ASSOCIATES

1100 Main Street
Rochester, NH 03060
Tel: 603-338-1100
Fax: 603-338-1101
www.aaronian.com

FOR CONSTRUCTION
Cumberland
100 County Rd., Scarborough, Maine
STORE 5401
PROP. Y00000

78 MILTON ROAD
ROCHESTER, NH
STAFFORD COUNTY

EXTERIOR
ELEVATIONS

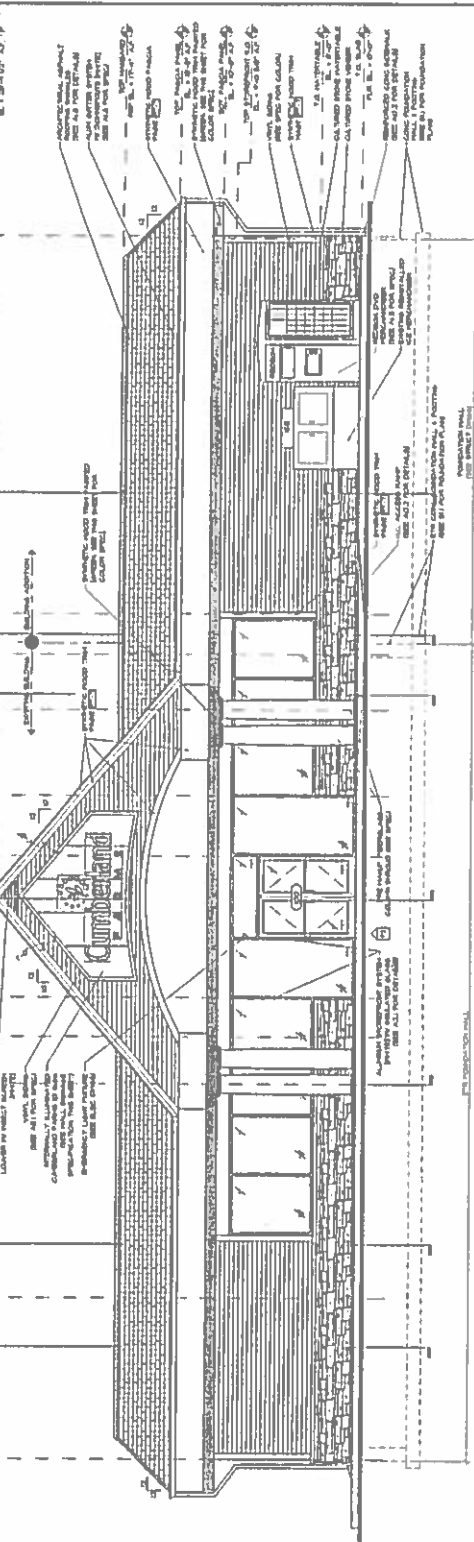
DATE: 12/20/09
REV: 01
DRAWN BY: [signature]
CHECKED BY: [signature]

PROJECT NO: 090000

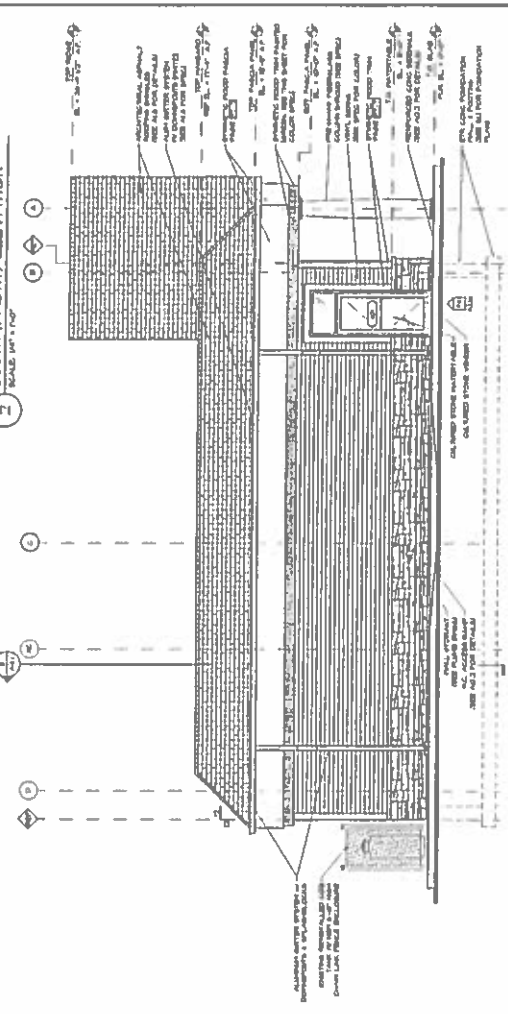
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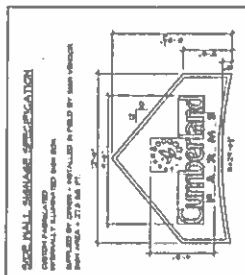
Plumbing



2 SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



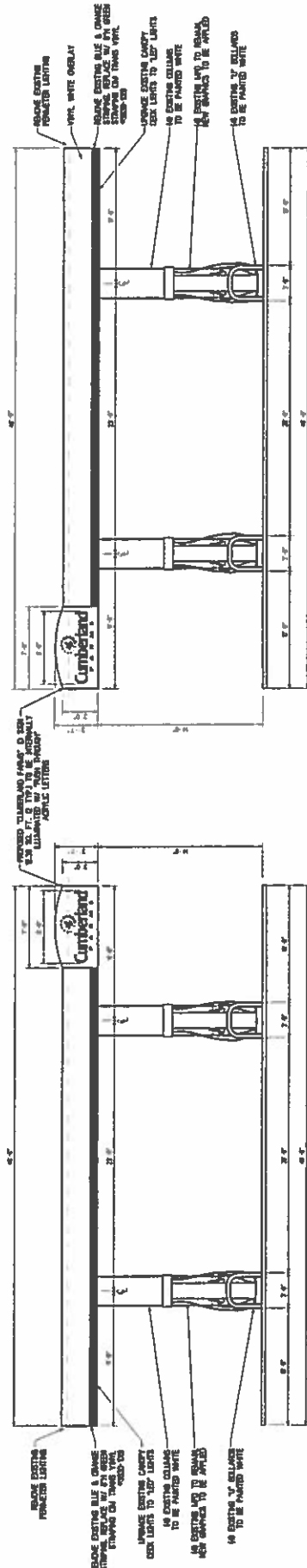
1 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



3 SIGNAGE SPEC
NO SCALE

EXTERIOR FINISH SPECIFICATIONS	
CEILING	INTERIOR
WALLS	INTERIOR
FLOORING	INTERIOR
PAINT	INTERIOR
GLASS	INTERIOR
IRONWORK	INTERIOR
ROOFING	INTERIOR
LANDSCAPE	INTERIOR
LIGHTING	INTERIOR
MECHANICAL	INTERIOR
ELECTRICAL	INTERIOR
TELEPHONE	INTERIOR
DATA	INTERIOR
VIDEO	INTERIOR
AC	INTERIOR
HEATING	INTERIOR
Cooling	INTERIOR
Humidity	INTERIOR
Sound	INTERIOR
Lighting	INTERIOR
Security	INTERIOR
Accessibility	INTERIOR
Fire	INTERIOR
Life	INTERIOR
Health	INTERIOR
Environment	INTERIOR
Energy	INTERIOR
Water	INTERIOR
Waste	INTERIOR
Transportation	INTERIOR
Communication	INTERIOR
Information	INTERIOR
Recreation	INTERIOR
Education	INTERIOR
Healthcare	INTERIOR
Government	INTERIOR
Business	INTERIOR
Industry	INTERIOR
Academia	INTERIOR
Religion	INTERIOR
Arts	INTERIOR
Entertainment	INTERIOR
Food	INTERIOR
Drink	INTERIOR
Accommodation	INTERIOR
Transportation	INTERIOR
Communication	INTERIOR
Information	INTERIOR
Recreation	INTERIOR
Education	INTERIOR
Healthcare	INTERIOR
Government	INTERIOR
Business	INTERIOR
Industry	INTERIOR
Academia	INTERIOR
Religion	INTERIOR
Arts	INTERIOR
Entertainment	INTERIOR
Food	INTERIOR
Drink	INTERIOR
Accommodation	INTERIOR

Technical drawing of a three-section sofa. The top view shows a sofa with three sections, each 120 cm wide, and a total length of 360 cm. The depth is 85 cm. The side view shows the sofa's profile with a height of 85 cm and a depth of 85 cm. The sofa has a curved backrest and armrests. The brand name 'Garnet' is visible on the side of the backrest.

PROPOSED FRONT ELEVATION

PROPOSED LEFT ELEVATION

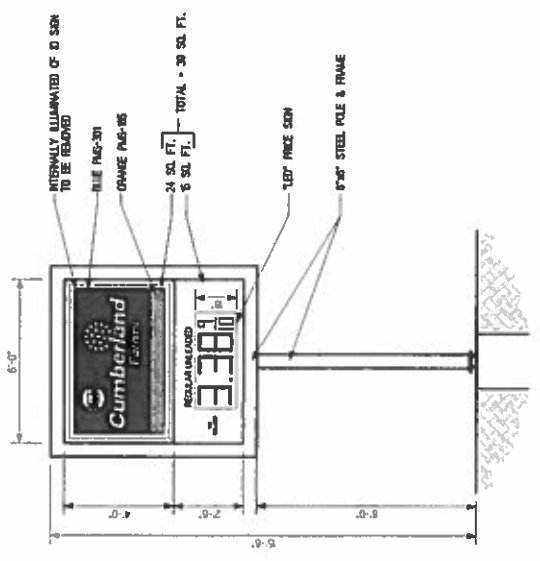
PROPOSED RIGHT ELEVATION

EXISTING SIGN SQ. FT.	PROPOSED SIGN SQ. FT.
0 SQ. FT.	2 SIGNS @ 12.38 SQ. FT. = 24.76 SQ. FT.

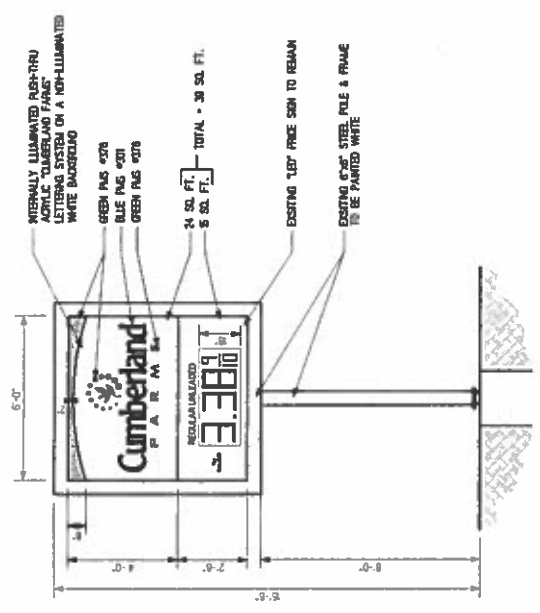
Diagram of a canopy sign for Cumberland Farms. The sign is rectangular with a height of 12.25 feet and a width of 6 feet. It features the Cumberland Farms logo and the text "Cumberland FARMS". Dimensions are given for the sign face (376 inches high, 301 inches wide) and the overall structure (378 inches high, 301 inches wide). A note indicates the sign is 12.25 square feet. A legend shows the sign is made of milton road material.

[illegible]

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Planning Unit



EXISTING
SAB P. 14



PROPOSED
SAB P. 14

NOTE:
- EXISTING SIGN SQUARE FOOTAGE TO REMAIN AFTER RE-IMAGE

		1st 0880		70 MILTON ROAD	
		Stamp 1401		ROCHESTER, NEW HAMPSHIRE	
		See Station 0880Z		0880Z	
				0880Z	
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