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MAY 10 2012

Planning Dept.

## **NONRESIDENTIAL SITE PLAN APPLICATION**

**City of Rochester, New Hampshire**

Date: May 10, 2012 [office use only. fee paid 400.00 amount \$ 618.00 date paid 5/11/12]

### **Property information**

Tax map #: 215; Lot #'s: 50 Zoning district: B-2/I-2

Property address/location: 72 Old Milton Road

Name of project (if applicable): Fairway Auto Sales

Size of site: .56 (Prop.) acres; overlay zoning district(s)? No

### **Property owner**

Name (include name of individual): Blanchette/Hurley Realty, LLC/ Michael Hurley

Mailing address: 26 Calef Highway; Rochester, NH 03839

Telephone #: 207-332-6288 Fax #: \_\_\_\_\_

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

Name (include name of individual): Fairway Auto Sales/Michael Hurley

Mailing address: Same

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

### **Engineer/designer**

Name (include 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): X Site development (other structures, parking, utilities, etc.): X

Addition(s) onto existing building(s): \_\_\_\_\_ Demolition: X Change of use: X

(continued Nonresidential Site Plan application Tax Map: 215 Lot: 50 )

Describe proposed activity/use: Auto sales & service

Describe existing conditions/use (vacant land?): Single-family home

### Utility information

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      

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 X no   

If City sewer, do you plan to discharge anything other than domestic waste? yes    no   

Where will stormwater be discharged? Parking/display area will be pervious pavement.

### Building information

Type of building(s): wood frame

Building height: 28' +/- Finished floor elevation: TBD

### Other information

# parking spaces: existing: 0 total proposed: 8 Are there pertinent covenants? No

Number of existing employees: 0; number of proposed employees total: 5

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

Wetlands: Is any fill proposed? No; area to be filled:                     ; buffer impact?   

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	2,400	10
Parking and vehicle circulation	12,060	50
Planted/landscaped areas (excluding drainage)	7,221	30
Natural/undisturbed areas (excluding wetlands)	2,644	10
Wetlands		
Other – drainage structures, outside storage, etc.		

(continued Nonresidential Site Plan application Tax Map: 215 Lot: 50 )

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

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_ 

Date: 5/10/12

## 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: 5/10/12

# 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](mailto:anickless@norwayplains.com)  
WEB: [www.norwayplains.com](http://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

May 10, 2012

Mr. Michael Behrendt, Planner  
Planning, Development & Zoning  
31 Wakefield Street  
Rochester, NH 03867

**Re: Proposed Site Plan - Fairway Auto Sales - 72 Old Milton Road - Map 215, Lot 50**

Dear Michael:

On behalf of Michael Hurley, Fairway Auto Sales and Blanchette/Hurley Realty, LLC, we hereby submit plans and application for site plan review for the above referenced site. The owner/applicant is proposing to demolish an existing single-family home located on the lot and build a new auto sales and service facility.

The subject property is zoned Business-2 and Industrial-2. As you will note, the property address is Old Milton Road and not Milton Road. This is due to the fact that Old Milton Road used to intersect Milton Road at the front of this lot. When the abutter obtained approval for a similar commercial use, the Planning Board required that he rebuild Old Milton Road to intersect with Milton Road at right angles. They also required that he landscape and otherwise block the path of the former road location to prevent vehicles from continuing to use the old road location.

At that time, although there was talk of petitioning the City Council to abandon the unused portion of Old Milton Road, no one ever followed up with that notion so technically, the frontage for this property is along a road that technically no longer exists. Mr. Hurley has asked us to begin the process of abandonment with the City Council, so we have developed the site plan assuming the Council will act favorably on his petition.

Fairway Auto Sales currently operates at a location on Calef Highway/Rte. 125 just before the Barrington Town Line. They will continue to operate there even after this new location is operational. Besides the sale of autos, the owners are planning on servicing vehicles as well.

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

# **ABUTTER LIST**

City of Rochester, NH

Please Print or Type

Applicant: Fairway Auto Sales

Phone (603) 332-1711

Project Address: 72 Old Milton Road, Rochester

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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.

MAY 23 2012  
Planning Dept.

## **LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Owner Name	Mailing Address
215	50	Blanchette/Hurley Realty, LLC	26 Calef Highway, Rochester, NH 03839

## **ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Mailing Address
215	49-1	C & G Automotive, LLC	127 Dry Hill Road, Rochester, NH 03867-4119
215	51	Lawrence J. & Linda J. Cleary	82 Edgewater Drive, Barrington, NH 03825
215	52	Steven P. Nickless	65 Milton Road, Rochester, NH 03868-8806
215	55	Richard C. Gosselin	36 Phillips Lane, Rochester, NH 03868-8639
210	1	Martin E. & Elizabeth Mailloux	P. O. Box 845, Rochester, NH 03866-0845
210	165	City of Rochester	31 Wakefield Street, Rochester, NH 03867-1916

**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.

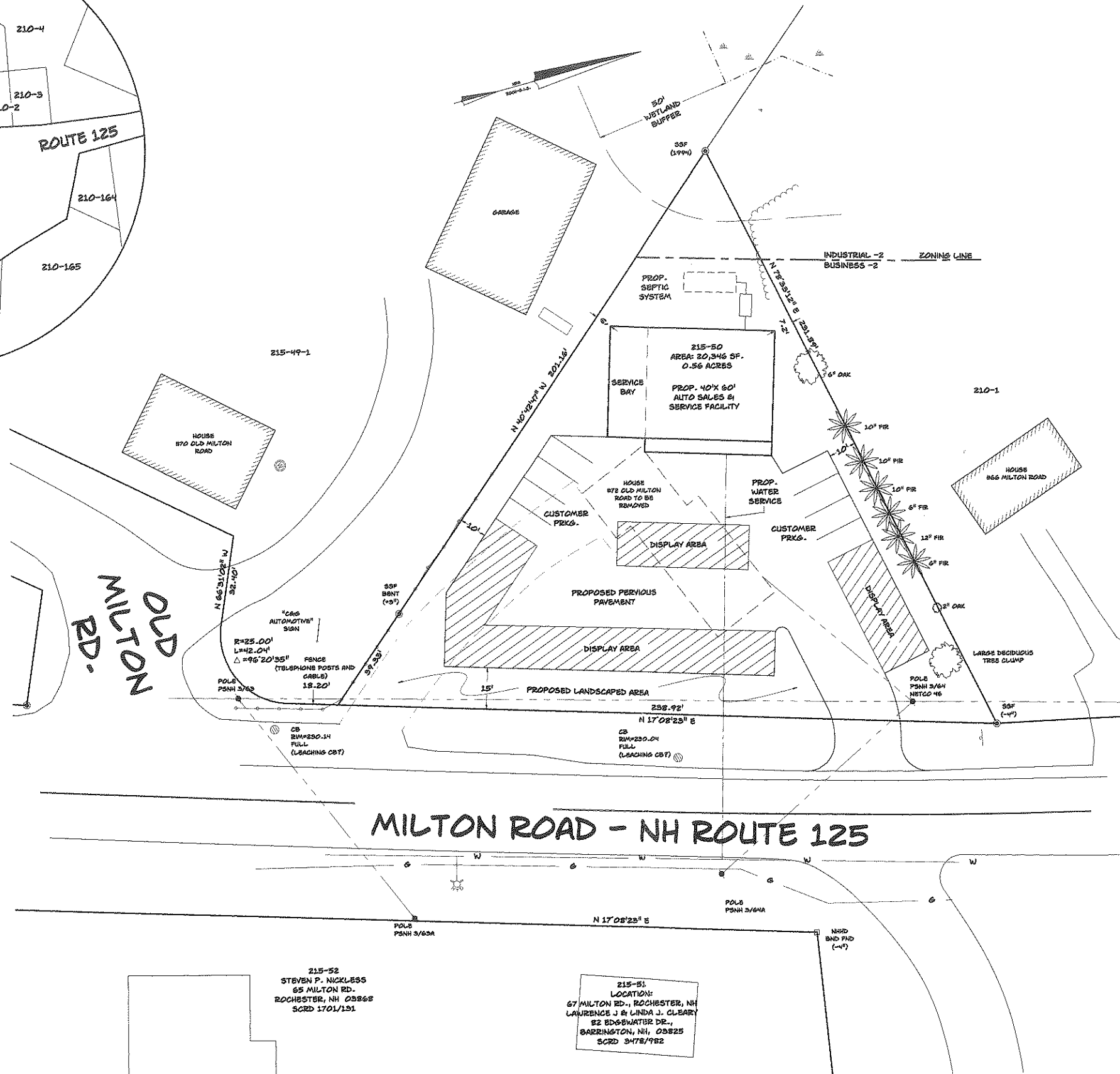
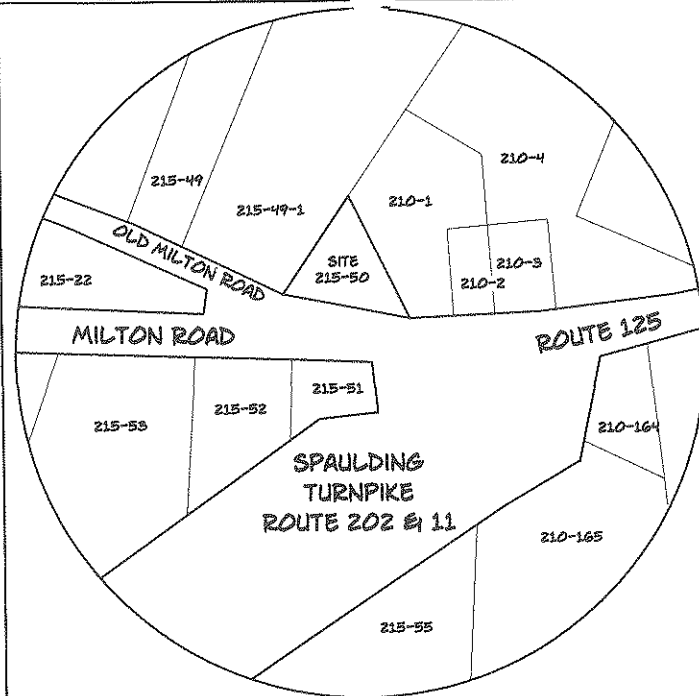
Name of Professional or Easement Holder	Mailing Address
Arthur H. Nickless, Jr. LLS, Norway Plains Associates, Inc.	P. O. Box 249; Rochester, NH 03866-0249

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, Patriot

Database on this date: May 22, 2012, This is page 1 of 1 pages.

Applicant or Agent: 

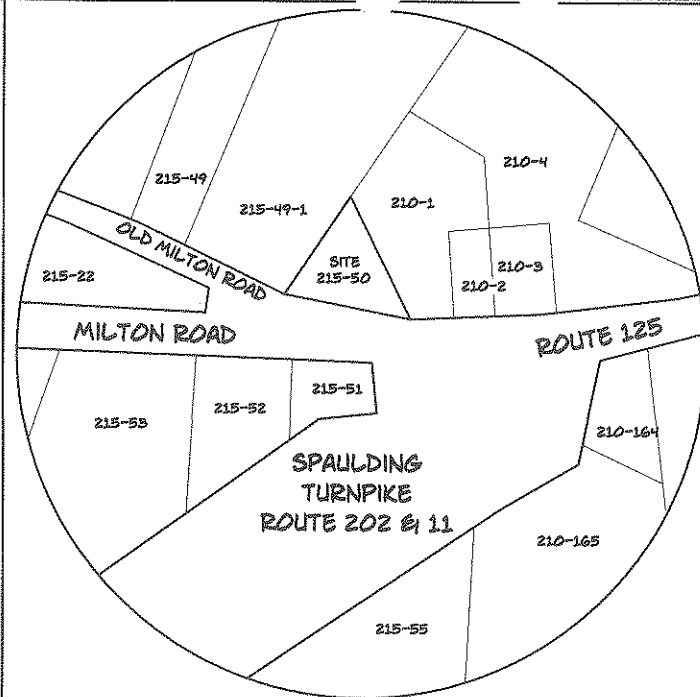
May 23 2012



**GRAPHIC SCALE**

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

NORWAY PLAINS ASSOCIATES, INC.



## ABUTTERS:

215-49-1  
C&G AUTOMOTIVE LLC  
127 DRY HILL RD., ROCHESTER, NH, 03867  
SCRD 3908/878

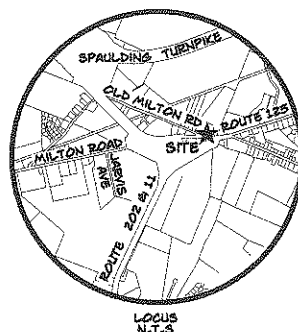
215-51  
LAWRENCE J & LINDA J. CLEARY  
82 EDGEWATER DR., BARRINGTON, NH, 03825  
SCRD 3478/982

215-52  
STEVEN P. NICKLESS  
65 MILTON RD., ROCHESTER, NH, 03868  
SCRD 1701/131

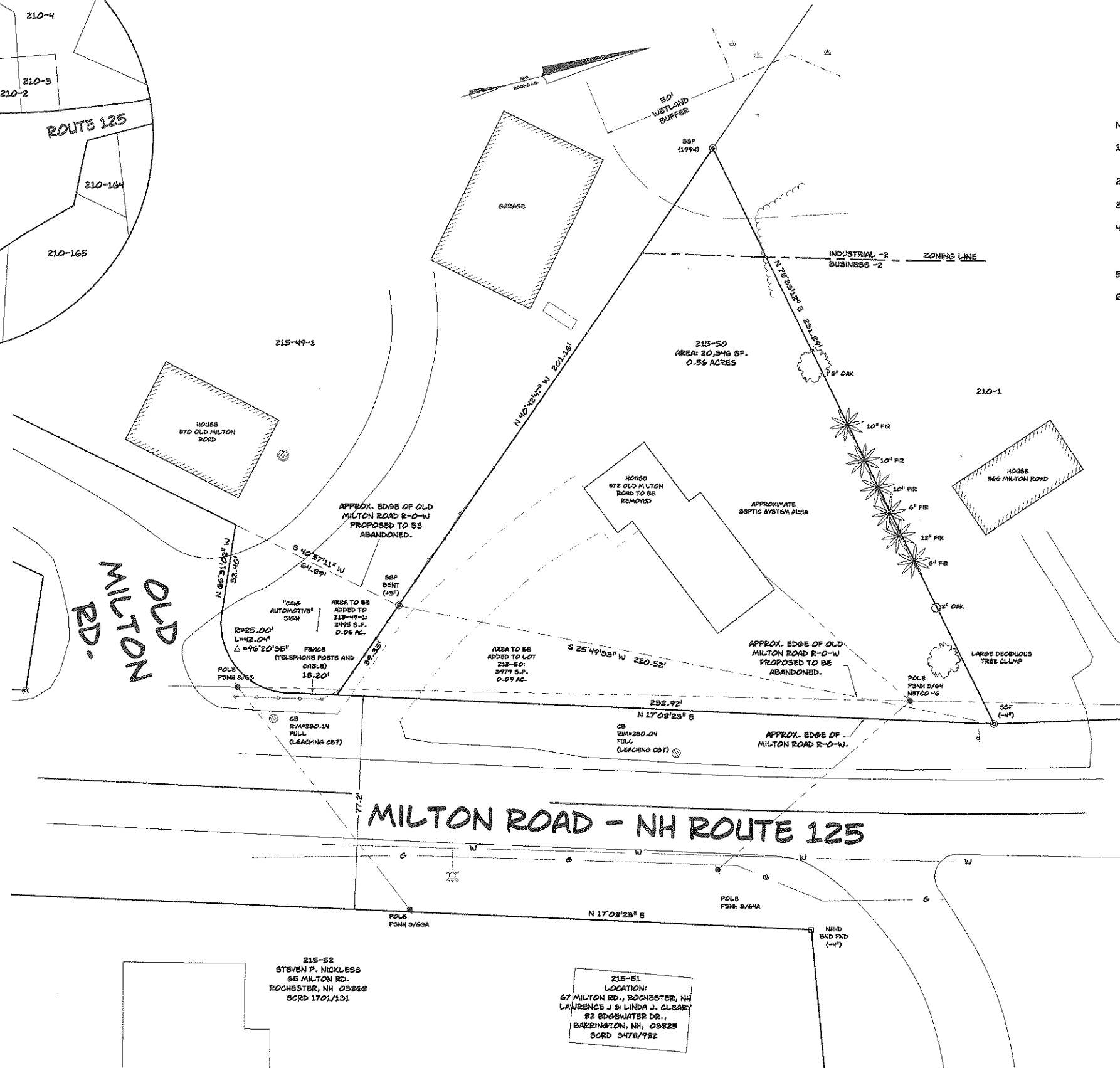
215-55  
RICHARD C. GOSSBLIN  
36 PHILLIPS LN., ROCHESTER, NH, 03868  
SCRD 1675/365

210-1  
MARTIN E & ELIZABETH MAILLOUX  
P O BOX 845, ROCHESTER, NH, 03866  
SCRD 1058/699

210-165  
CITY OF ROCHESTER  
31 WAKEFIELD ST., ROCHESTER, NH 03867



FILE NO. 147  
PLAN NO. #  
DWG. NO. 12018/EF-1  
F.B. NO. "819"



## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE ABANDONMENT OF A PORTION OF THE OLD MILTON ROAD RIGHT-OF-WAY.
2. TOTAL PARCEL AREA: MAP 215, LOT 50 0.47 ACRES
3. PARCEL IS ZONED BUSINESS 2 (NON-RES. USE) & INDUSTRIAL 2
4. BUILDING SETBACKS:  
BUSINESS 2 (NON-RES. USE) FY. = NONE', SY. = NONE', RY. = 25'  
INDUSTRIAL 2 FY. = NO REG.', SY. = NONE', RY. = 25'
5. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND ON SITE SEPTIC SYSTEM.
6. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 COMMUNITY PANEL 33017C0203D PANEL 203 OF 405.

## REFERENCE PLANS:

1. "PLAN OF LAND, MAYNARD & NORA COFF, ROCHESTER, NEW HAMPSHIRE"  
DATED: DEC. 20, 1957 BY G.L. DAVIS & ASSOCIATES  
RECORDED: SCR D P3-F19-45
2. "SUBDIVISION OF LAND, OLD MILTON ROAD, ROCHESTER, NH FOR JOHN H. & SHEILA M. CANNEY & HELEN B. CANNEY"  
DATED: SEPT. 1996 BY NORWAY PLAINS ASSOCIATES, INC  
RECORDED: SCR D 48-89

TAX MAP 215, LOT 50  
OWNER OF RECORD:  
BLANCHETTE/HURLEY REALTY, LLC  
26 CALEF HIGHWAY, ROUTE 125,  
ROCHESTER, NH 03839  
SCRD 3979/208

# PROPOSED ROAD ABANDONMENT OLD MILTON ROAD ROCHESTER, NH

PREPARED FOR  
FAIRWAY AUTO  
1"=20' APRIL, 2012

