Letter of intent

RECEIVED

NOV 05 2013

Planning wept.

Applicant: Okeefe & Martin auctions

Owners: John B. O'keefe & William Martin

Business address: 88 Milton rd. Rochester, NH

Phone #: 603 335-5191

Proposed building address: 29 Milton rd.

We are requesting approval to construct a 7,152 sq. ft. Building, of that approximately 4,500 sq.ft. being open function area and the rest being storage use, bathrooms, kitchen, utility area and entrance space.

The purpose for the building is to operate a function / event hall which we will also use as an auction hall.

Our anticipation of usage will vary from time to time, from 3 days to 4 days a week and in most cases from noon till 11 pm.

We have for many years done auctions and operated retail stores in and around the Rochester area. It has been several years since we have held auctions and are looking forward to reestablishing them here.



RECEIVED

NOV 0 5 2013

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Planning Dept.

1 1	[office use only. Check #	Amount \$	Date paid	J
Date: 10/31/2013	Is a conditional use ne (If so, we encourage you	eeded? Yes: <u>//</u> Note to submit an applicat	lo: Unclear: ion as soon as possible	<u>-</u> .)
Property information			-2	***
Tax map #: <u>215</u> ; Lot	#('s): <u>65-3</u> ; z	oning district:	<u> </u>	_
Property address/location:				_
Name of project (if applicab	le): O'Kerfe & MF	Mins fun	CTION HALL	_
Size of site: 1.58 acres				-
Property owner Name (include name of indi	vidual): O'Keefe ? M	ATTINS PATTNE	Ship William	Skafe
Mailing address: 60 M	TON Pd. MOC	NESTEL DA	07800	_
Telephone #: 603 333	5-5191	Email: John 01	KecteW@Yaho	o. Com
Applicant/developer (if Name (include name of indi	different from property ov	wner) Same f	15 Above	8 =
Mailing address:				_
Telephone #:		Email:		_
Engineer/designer Name (include name of indimining address: 265		1		P
Name (include name of ind	ividual): <u>FATWELL</u>	Ng & Neeling	<u> 1 - 111 67</u>	<u>rarwell</u>
Mailing address: 265	WAdleigh TAl	15 170,	Lee, NH 03	861
Telephone #: <u>603</u> 20	12 5787	Fax #:		_
Email address:		Professional licer	nse #: <u>9649</u>	_
Proposed activity (check New building(s):		er structures, parking	g, utilities, etc.):	<u>-</u>
Addition(s) onto existing but	ilding(s): De	molition:	Change of use:	- 5

(Continued Nonresidential Site Plan application Tax Map: 2)	5 Lot: <u>65-3</u>	Zone <u>I 3</u>	_)
Describe proposed activity/use: Function ha	all for Weddin	gs & Fue	eNT
AS Well AS FOR AUCTIONS			
Describe existing conditions/use (vacant land?):	UACANT AN)db	
		51	_
Utility information	12		
City water? yes, How far is City water	er from the site?	NSITE	_
City sewer? yes; How far is City sewer	er from the site?	J SITE	
If City water, what are the estimated total daily need	Auclage s? <u>100 </u>	s per day	
If City water, is it proposed for anything other than de	omestic purposes?	yes no _	
If City sewer, do you plan to discharge anything other	_	· · · · · · · · · · · · · · · · · · ·	
Where will stormwater be discharged?	drainage (Refer	TO PLAN) -	· 美加州(10) 4.
Building information	1 2 0	•	
Type of building(s): Wood STructure	, METAL Coot, S	STONE VENER,	AAB
Building height: To Peak 26'-4" Finished flo	or elevation:		_
Other information	* 1	1	N.
# parking spaces: existing: total proposed: 44 Number of cubic yards of earth being removed from			
Number of existing employees:; number	per of proposed employ	ees total: 6 To	8
Check any that are proposed: variance; spec	cial exception; co	onditional use	
Wetlands: Is any fill proposed?; area to be fi	lled:; but	fer impact? <u>//</u>	
		1	
Proposed <u>post-development</u> disposit	ion of site (should tota	1 100%)	
	Square footage	% overall site	
Building footprint(s) – give for each building	7,152	10.5%	
Parking and vehicle circulation	14.669	21.4%	

Proposed <u>post-development</u> dispositi	on or site (should to	(a) 100%)
	Square footage	% overall site
Building footprint(s) – give for each building	7.152	10.5%
Parking and vehicle circulation	14.669	21.4%
Planted/landscaped areas (excluding drainage)	2373	3.5%
Natural/undisturbed areas (excluding wetlands)	11,555	16.98
Wetlands	16,888	24.7%
Other – drainage structures, outside storage, etc.	15.729	23 %

Updated 4/11/2013

Comments Please feel free to add any comments, additional information, or requests for waivers here: 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: 10/31/20/3 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-approvel 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: 10/31/20/3	
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Page 3 (of 3 pages)

Site Plan Checklist (residential and nonresidential)

*To be filled out by applicant/agent (with notes to be inserted by staff) $_{
m NOV}$ 0 5 2013 See regulations for other specific requirements City of Rochester Planning & Development Department Planning Jept. functi Map: 215 Lot: 65-3 Date: 10/ Applicant/agent: John O'Krefe/William MA Signature: (Staff review by: Date: General items Waiver N/A Yes No Requested Comments 22 sets completed application Total application fee 22 sets letters of intent 3 sets of full-size plans 22 sets of 11 X 17 reductions Completed abutters list Copy of existing covenants, easements, W NO NEW EASEMENTS deed restrictions Plan Information Basic information including: Title sheet Name of Project Date North arrow Scale Legend Revision block Vicinity sketch -not less than 1" = 1,000' Name and address of developer/applicant Name, stamp, and NH license # of land survey, engineer, and/or architect City tax map & lot #'s Notation on plans: "For more information about this site plan contact...."

General items Continued				Waiv	
Approval block (for signature by staff attesting to Planning Board approval)	Yes_	No	N/A	Requ	lested Comments
References to neighboring plans and subdivisions					
Surveyed property lines including: existing and proposed bearings existing and proposed distances pins, stakes, bounds monuments benchmarks 	团				
Include error of closure statement					
Information on abutting properties: owner name owner address tax map and lot # square footage of lots approximate building footprints use					
Zoning Zoning designations of subject tract and in vicinity of tract	Ġ				
Zoning requirements for district: frontage lot dimensions/density all setbacks lot coverage					
Zoning overlay districts					WETLANDS OVERLAY
Existing Topographic Features: Contour lines a (not to exceed two-foot intervals, except on steep slopes) and spot elevations					
Soil types and boundaries	4				70
Soil test pit locations, profiles, and					To be provided
Depth to water table and ledge Percolation test locations and results					
181					

ATTENTIONS DESCRIPTION DANS

M1117"

Existing Topographic Features Co		<u>red:</u>		Waive	r	
Water features (ponds, streams)	Yes	No	N/A	Reque	sted	Comments
Wetlands including name of certified Wetlands scientist who delineated						
Statement whether located in flood area, And if so, 100 year flood elevation						
Delineation of trees and open areas	Z					
Overview of types of trees and vegetation						
Stone walls and archaeological features						
Locations of trails and paths						
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)			T			
Building Information Existing buildings/structures including square footage and use			4			
Proposed building/structures including square footagefirst floor elevationuse# bedrooms per unit if residential						
Elevation drawing of proposed buildings and structures as follows: • Showing all four sides • Drawn to scale with dimensions • Showing exterior materials • Showing exterior colors						
Circulation and Parking Plans Existing and proposed driveways and access points including: • Width of opening • Turning radii • Cross section of driveway						***
Curbing & edge treatment	Z					

01111

. .. .

Traffic control devices, if appropriate: <u>Circulation and Parking Plans Control Contr</u>	□ ntinue	□ ed:		☐ Waive	er
Number of parking spaces required by ordinanceproposed	Yes	No	N/A □		ested Comments
Parking layout and dimensions of spaces					
Handicap spaces					***************************************
Loading area					
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)					
Bicycle rack, if appropriate					
Buffers, landscaping & screening					
Snow storage areas/plan	4				Storage Aunilable
<u>Utilities</u> Show all pertinent existing and proposed p	orofiles,	elevat	ions, m	naterial	s, sizes, and details
Water lines/well (with protective radius)					
Sewer lines/septic and leaching areas	G.				More details Comming
Pump stations					
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	T .				
Fire hydrant location(s) and details					
Electric, telephone, cable TV (underground or overhead)		P			More into To be provided
Gas lines		4			more into To be provided
Fire alarm connections					
Treatment of solid waste (dumpsters?)					LOCATION To be determined
Handing of oil, grease, chemicals hazardous materials/waste					

* * TERTIONS DESCRIPTION AND AND THE

<u>Landscaping Plan</u>	.,	A.	B4+4	Waive	
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	Yes	No	N/A	∏ ∏	ested Comments
Proposed ground cover, shrubbery, and trees including: • botanical and common names • locations and spacing • total number of each species • size at installation			<u></u>		
Planting plan (size of holes, depth of planting, soil amendments, etc.)					
Irrigation: system? soaker hose? Manual? undergrou	□ und, et	D C.			None purposed
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)		4			None purposed
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)					
Fencing/screening					Asound dumpster Location
Signage Location and type of signs: Attached to building Freestanding Directional, if appropriate	d'				
Dimensions of signs: • Height • Area • Setback					To be determined
Elevation drawings with colors & materials					
Type of Illumination, if proposed	4				

A TENTIONEDER OF MOONE MOONE

Outdoor Lighting	Vaa	Al-	NI/A	Waiver	0
Locations	Yes	No	N/A	Requested	Comments
Height of fixtures					-
Wattage					
Type of light (high pressure sodium, etc)					
Design/cut sheets of fixtures	4				
Illumination study, if appropriate					
Other Elements Traffic study, if appropriate			d		
Drainage study with calculations, storm Waimpact analysis, and mitigation plan	iter				
Grading plan (including finish grades)					
Earth being removed from site(in cubic yards) 🗌			<u> </u>	
Erosion and sedimentation plan					· · · · · · · · · · · · · · · · · · ·
Proposed covenants, easements, And deed restrictions, if any					
Fiscal impact study, if requested			Ø		
Additional Comments:					
- To					
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HIS 87					 -

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Doc # 0014480 Aug 23, 2013 10:32 AM Book 4159 Page 0237 Page 1 of 2 Register of Deeds, Strafford County







WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that, FRANCIS V. LOUGH, INDIVIDUALLY AND AS PRESIDENT OF WINLAKE CONTRACTING CORPORATION, of 55 Pinegrove Drive, Mt. Vernon, Maine, County of Kennebec 04352, hereinafter referred to as Grantor, for consideration paid, grants to JOHN B. O'KEEFE, JR. and WILLIAM C. MARTIN III d/b/a O'KEEFE-MARTIN AUCTIONS PARTNERSHIP of 88 Milton Road, Rochester, County of Strafford and State of New Hampshire 03868, hereinafter referred to as the Grantees, with WARRANTY COVENANTS:

Lot at 29 Milton Road, Rochester, Strafford County, New Hampshire the following described property:

Beginning at the northwest corner of the Lot at the edge of Milton Road; thence

- 1) South 87 degrees 05' 11" East a distance of 314.4 feet to an iron pin; thence
- 2) South 27 degrees 46' 39" East a distance of 104.03 feet to an iron pin; thence
- 3) South 02 degrees 56' 35" West a distance of 100.54 feet to an iron pin; thence
- 4) North 87 degrees 05' 11" West a distance of 375.00 feet to an iron pin at intersection of Milton Road; thence
- 5) North 02 degrees 56' 35" East a distance of 155.00 feet along Milton Road to place of beginning.

Meaning and intending to convey Rochester Tax Map 215-65-3 being Lot #1 of 1.581 acres 68,873 square feet subject to a sewer easement of 20 feet in width along Milton Road and 35.00 feet in length extending northerly from the southwest corner of Lot, as shown on Tax map 215 Lots 58, 65 Consolidation and Subdivison Plan, Milton Road, Route 125, Rochester, New Hampshire prepared for TANA Properties, L.P., 20 Trafalgar Sq., Suite 602, Nashua, NH

03063 - Scale 1" - 50', August 10, 2001, by T.F. Moran Civil Engineers, Sheet 2 of 6 and approved by the Rochester Planning Board 7/26/2002.

Meaning and intending to describe and convey the same premises conveyed to the grantor herein by Warranty Deed of TANA Properties, L.P. and Norbert Therrien dated January 11, 2005, and recorded in the Strafford County Registry of Deeds at Book 3132, Page 343.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Executed this **ZZ** day of August, 2013.

FRANCIS V. LOUGH, INDIVIDUALLY

WINLAKE CONTRACTING CORPORATION

DATED: Don 8/22, 2013

Francis V. Lough, President

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD

On this ZZ²⁵ day of August, 2013, personally appeared Francis V. Lough, Individually and as President of Winlake Contracting Corporation, known to me, or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Notary Public

My Commission Expires:

celd! Whatten

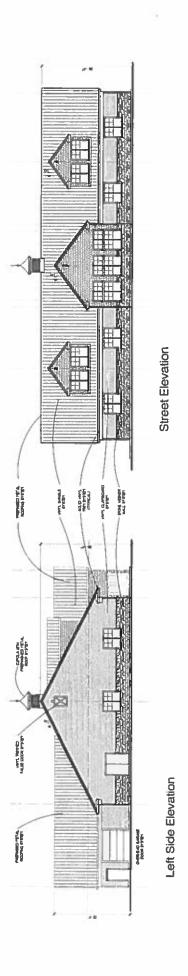
Esconding to the following the

BECER

Function Hall Rochester, NH 31 October 2013

THA ARCHITECTS, LLC
ARCHITECTURE PLANNING CONSULTING PRINCE DESIGN
TOS WILLOW BROOK AVENUE - STRAFFAM, NH 03888
Tel: (800) 770-2481 - Paix: (800) 773-0238 - WWW.THAMBC COM





THE PARTY AND BOOK INSE 123 Right Side Elevation ATTO DE LA COLUMN Opening Contraction ATTHE BATCH THE STATE OF 1000 THE STATE OF Rear Elevation



Function Hall Rochester, NH 31 October 2013





O'Keefe-Martin Auctions Partnership **FUNCTION HALL/AUCTION HALL** Site Plan -

Rochester, New Hampshire TAX MAP 215, LOT 25 **29 MILTON ROAD Located at:**



Jean Polypus Design & Christopher, LLC Abringes, Jac 02025 602-612-2487

CCONSULTANTS



SHEET INDEX:	COVER	. C·1	1.00	0-3	
DALL HOLE FOUND	GALANTE BOLAG POLAGO D. GALANTE BOLAG FOLAGO D. CONCOLTE BOLAGO FOLAGO	D BICH FIFE FILED BUILDING SETSACK	THE LAC PROPERTY LAC 10' CONTRACT METRYAL		a 1
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COVER SHEET
EXISTING CONDITIONS PLAN
STE PLAN
LIGHTING PLAN - BY VISIBLE LIGHT
LANDSCAPE PLAN
EROSION CONTROL DETAIL
BETAIL SHEET
DETAIL SHEET

TON MAP	
LOCATION MAP	
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NOTES: In the with of this film is to constituct a 100° a 60° auction hall with In the without 21's of streams fire. This, area of the Balding is 133° 5° and a fire Balding is 133° 5°.

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OCTOBER, 201 1355-OKEE)

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ADM. IS CORDER AS WILLIAM C. MARTIN IS
CALA CREETE AMAIN ALCHING PARTHERSON
IS MATTER MAY CARREST MAY FOR CARREST MAY FOR

A 2094NG DISTRICT 13 (HOUSTRAL)

4. THE POLICIMENT WAS APPROVED BY THE INCOMPSTEN TICK ON GETTURES IN, 2013.

1. A ALLEY EVANANCE TO ALLOW FOR AN ANCTION HALL/FUNCTION HALL
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5. PANDRING - FIGU. CATHERING 1 PDI 300 SF CR 1 PDI 4 SEATS PROFESSOR STATES 1 PANDRING PROFESSOR STATES 1 PANDRING PROFESSOR SA SEATS STATES STATES

SPECIAL APPLICANTS

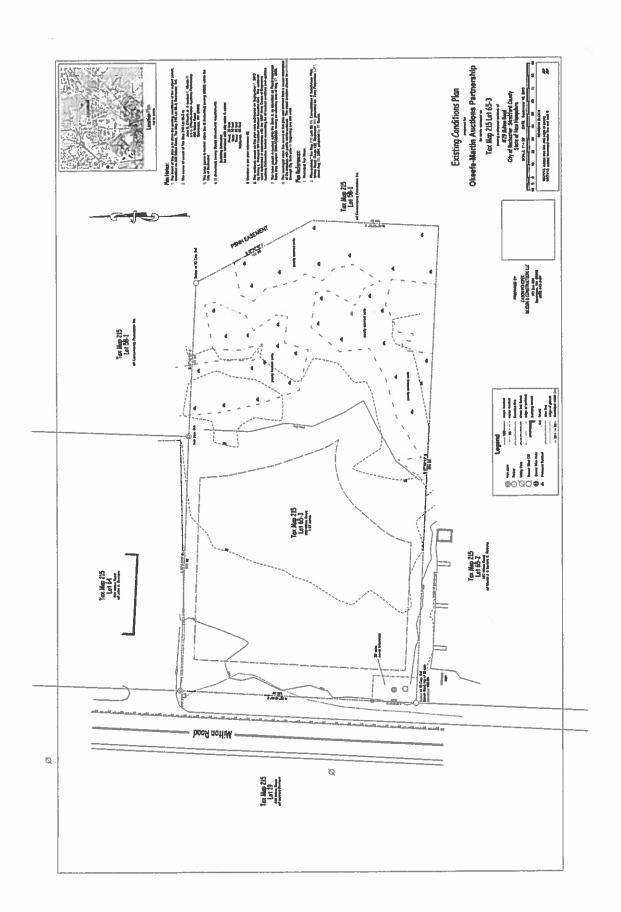
TAT MAP 215 LOT 65-3 29 MILTON ROAD ROCHESTER, NH

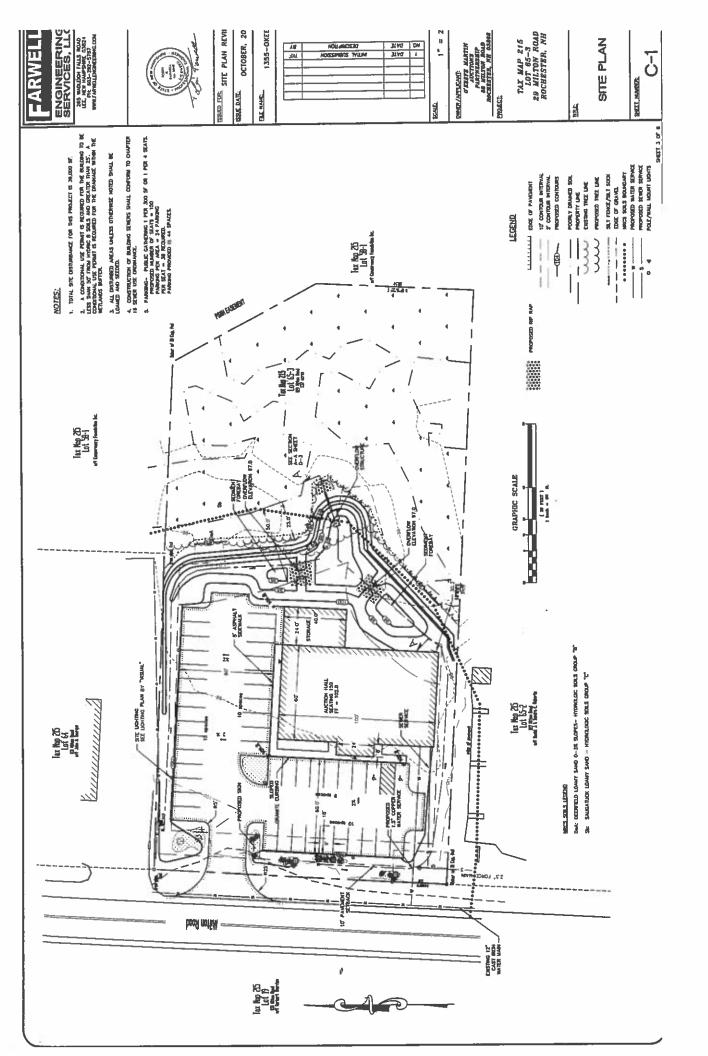
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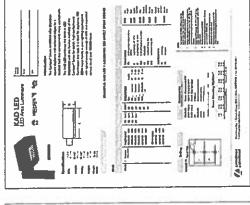


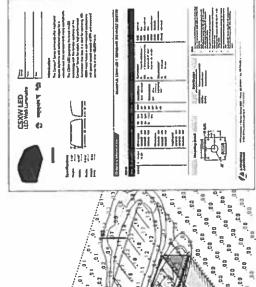


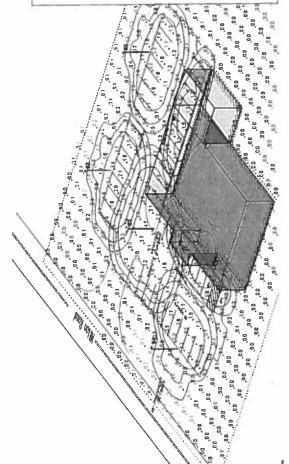


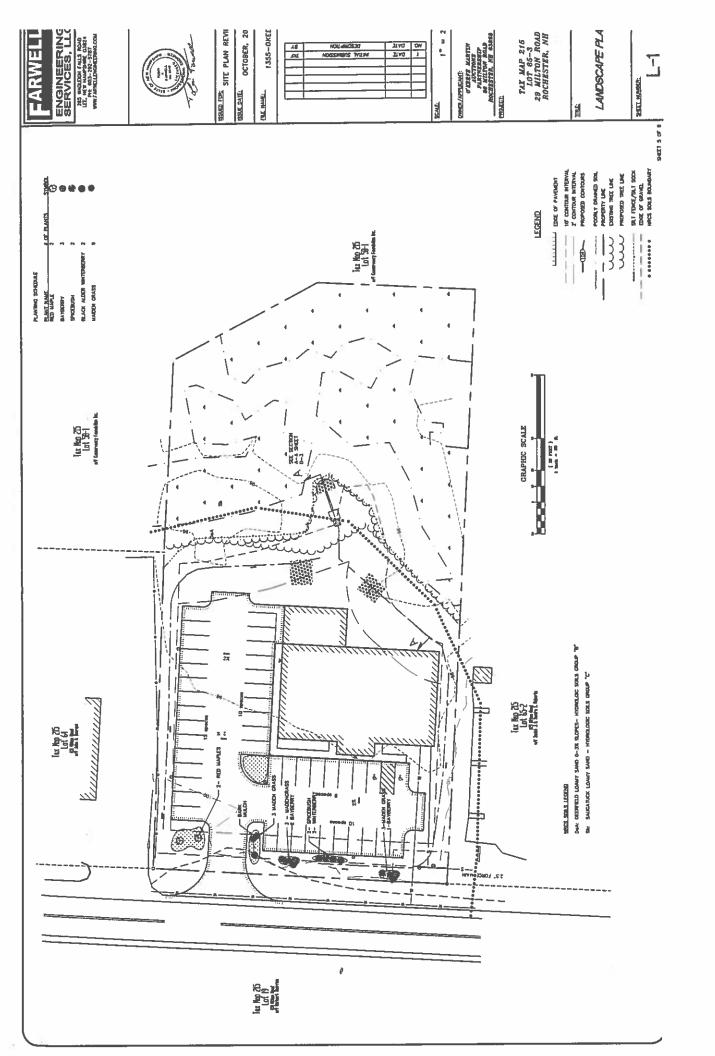
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Descríption	Symb ol	Avg	Мах	Min	Max/Mi n	Avg/Mi n	Avg/Ma x
Calc Zone	+	0,3 fc	4,5 fc	0.0 fc	N/A	N/A	0.1:1
Off Property Spill Light	Ė	0.0 fc	0,6 fc	0.0 fc	N/A	N/A	0,0:1
Parking and Drive	×	1.5 fc	4.5 fc	0.2 fc	22.5:1	7.5:1	0.3:1









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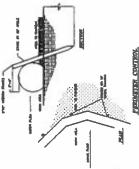
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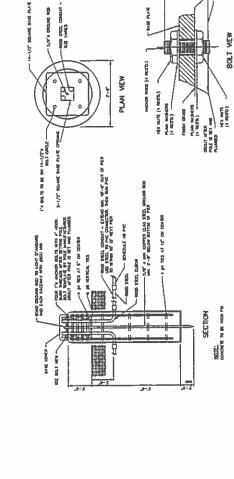
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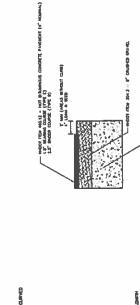
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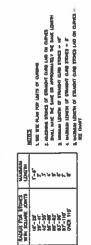
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