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Planning Dept.

MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 5/1/12 [office use only. Check # _____ Amount \$ _____ Date paid _____]

Property information

Tax map #: 216; Lot #'s: 24; Zoning district: B2

Property address/location: 7 Crane Dr. Rochester NH 03867

Brief project description: Putting a concession trailer in parking lot of Rochester Harley Davidson

Property owner

Name (include name of individual): Harley Davidson Shop of Rochester

Mailing address: 7 Crane Dr. Rochester NH 03867

Telephone #: 330-3330 Email address: RochesterHarley.com

Applicant/developer (if different from property owner)

Name (include name of individual): Clough's Roadside Cafe/Catering

Mailing address: 15 Stillwater Circle Rochester NH 03839

Telephone #: 531-3647 Email address: clough.nh3@x6koo.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

- ☒ Nonresidential project
☐ Residential project

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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

Describe current use/nature of property:

~~The part of the parking lot~~
The area where trailer will go is parking area

Describe proposed use/activity:

Concession trailer - we will sell
burgers, pulled pork, dogs drinks etc.,

parking spaces: existing: over 100, total proposed: _____

Current square footage of building _____; Proposed square footage of building _____

City water? yes _____ no X; How far is City water from the site? N/A

City sewer? yes _____ no X; How far is City sewer from the site? N/A

If City water, what are the estimated total daily needs? _____ gallons per day

Where will stormwater be discharged? _____

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:

We believe that this application is for an amendment
to the site review done by Diggity Dogs.
We are self contained - power will come from utility
pole next to where trailer will be located. Trailer is
equipped with onboard fresh & grey water tanks.

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: _____

Date: _____

Signature of applicant/developer: _____

Date: 5/1/12

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: 5/1/12

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ABUTTER LISTCity of Rochester, NH
Please Print or Type

Applicant: Cluffy's Roadside Cafe + Catering Phone 531-3647
 Project Address: 7 Crane Drive Mailing Address: 15 Stillwater Circle
Rochester, NH, 03839

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.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
216	24	GRD	Four Hidden Road Realty Trust % Carter, Miller	P.O. Box 1740 North Hampton, NH 03862

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
216	23	Black Marble Realty Trust % Secretariat	P.O. Box 1740 North Hampton, NH 03862
216	20	Newport Partners LLC	P.O. Box 1998 Rochester NH 03866
216	8	Packys Investment Properties LLC	60 Farmington Rd # 400 Rochester NH 03867
216	7	Casaccio RE Holding LLC	P.O. Box 1598 Rochester, NH 03866
216	6	" same	" same 1598
216	25	Poulin Realty Acquisition LLC	401 No Main St. Rochester, NH 03871
216	5	Gene V. Roe	46 Farmington Rd. Rochester, NH 03867
216	26	13 sites	
		attached by	
		provided by	
		accessing	

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

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 Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 5/7/12, This is page 1 of 2 pages.

Applicant or Agent: _____

Staff Verification: [Signature]

Prepared by Staff

	A	B	C	D	E	F	G
1	Ownership	Mailing Address	City	Zip	ParcelID	St #	Location
2	LEMIRE DARLENE A	20 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0007	20	MONADNOCK DR
3	BAILEY GEORGE L & GERTRUDE A	24 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0008	24	MONADNOCK DR
4	TOYS MANUFACTURED HOUSING INC	15 NASHOBA DR	ROCHESTER, NH	03867	0216-0026-0009	26	MONADNOCK DR
5	PARKER JACK W & CORA R	32 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0010	32	MONADNOCK DR
6	MCGARRITY BETTY LOU	36 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0011	36	MONADNOCK DR
7	STANTON ANN	40 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0012	40	MONADNOCK DR
8	CONKLIN DELBERT A & JOANNE	44 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0013	44	MONADNOCK DR
9	DEVOST JOSEPH R & BRUCE J	48 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0014	48	MONADNOCK DR
10	HOYT LUCILLE G	11 KNOWLTON ST	WELLS, ME	04090-5139	0216-0026-0015	52	MONADNOCK DR
11	JENNISON CONSTANCE S	54 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0016	54	MONADNOCK DR
12	GALOUSIS PAUL G & DOROTHY M	58 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0017	58	MONADNOCK DR
13	GRAY JOAN R & JOSEPH T	60 MONADNOCK DR	ROCHESTER, NH	03867	0216-0026-0018	60	MONADNOCK DR

2/2 

Map 216 - Lot 24

April 9, 2012

The City of Rochester Planning and Development
City Hall Second Floor
31 Wakefield Street
Rochester, NH 03867-1917

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Planning Dept.

Letter of Intent

Dear Sir/Madam,

Please find below the details of the required letter of intent.

1. Applicant's Name & Address:

Christopher Clough

PO Box 125

Dover, NH 03821

531-3647

2. Property Owner's Name & Address

Harley-Davidson Shop of Rochester

7 Crane Drive, Rochester, NH 03867-4354

3. Written permission from owner and signature located at the bottom of this letter

4. Property Location:

Harley-Davidson Shop of Rochester

7 Crane Drive, Rochester, NH 03867-4354

5. Square footage of space intended is approximately 200sq. ft.

6. Description of the proposed use of property: Property will be used to operate a food concession trailer. We will sell pulled pork, burgers, dogs etc.

7. Description of previous property use: Area intended was previously parking spaces.

8. Brief description of the existing condition of the neighborhood: Existing condition of this location is currently parking spaces at the Harley Harley-Davidson Shop of Rochester which abuts a Ford Dealership on one side and an Auto Service Center on the other.

9. Number of Employees: 1

10. Proposed hours of operation: The same as the Harley Shop which is weekdays 9-6 and weekends 10-5, with a customer expectancy of 30-40 customers a day.

11. Property is currently not vacant.

12. Accommodation of Off-Street parking: Current parking lot is adequate for our needs.

13. Proposed site changes: There are no proposed site changes.

14. Outside storage, noise, vibration, light, smokes: We will be leaving the trailer in place, nothing will be stored outside and no extra noises, vibrations, lights, or smoke are anticipated.

15. Access to property: Access gained by Harley's main entrance.

STEVE CLOUGH

CLUFFY'S ROADSIDE CAFE

- Water Source – trailer is equipped with an on demand water pump system
- Waste Water – trailer has grey water tank that will be pumped as needed
- Electrical – we will get power from a power distribution box located right next to the trailers parking space
- Bathrooms – are available inside of Harley Davidson of Rochester
- Solid Waste – will be removed daily

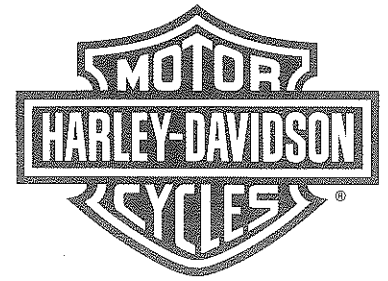
FROM APPLICANT

MB
5/1/12



**HARLEY-DAVIDSON
Shop of Rochester**

P.O. Box 1377 • 7 Crane Drive
Rochester, New Hampshire 03866
Tel: (603) 330-3330 • Fax: (603) 330-3311
www.rochesterharley.com



April 5, 2012

Planning & Development Department
City of Rochester
31 Wakefield St
Rochester, NH 03867

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Dear Sirs;

This letter is to inform the Planning and Development Department that the Harley-Davidson Shop of Rochester has agreed to lease Cluffy's Roadside Café and Catering space in our parking lot for the purpose of selling food. This agreement will be valid from April 2012 through October 2012. Cluffy's has agreed to lease this space for a sum of \$75.00 a month. Cluffy's will be responsible for providing the necessary insurance and obtaining the applicable State and City permits.

A handwritten signature in cursive script, appearing to read "Michael Griffin".

Michael Griffin
General Manager
Harley-Davidson Shop of Rochester

EX. UP

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Training Dept.

REVISED LOCATION

