

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



PRELIMINARY
Site Plan Application

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

Property information

Tax map #: 216; Lot #'s: 25; Zoning district: B-2/A/AP

Property address/location: 47 Farmington Road; # acres: 2.69

Name of project (if applicable): _____

Proposed project

Describe proposed project: To construct a 8,670 sf. tire sales & service facility with a drive-up coffee facility and a possible car rental company.

Nonresidential: current bldg. size _____ s.f.; total proposed bldg. size 8,670 s.f.

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

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

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

Applicant/Agent

Property owner (include name of individual): Poulin Realty Acquisitions/Dick Poulin

Property owner mailing address: 401 North Main St. Rochester, NH 03867

Property owner phone # 603-332-2010 email: dickpoulin@gmail.com

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

Applicant/developer phone # _____ email: _____

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

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

Signature

Date

[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: _____

A handwritten signature in black ink, appearing to read "H. J. [unclear]", written over a horizontal line.

Date: _____

A handwritten date in black ink, appearing to read "5/14/10", written over a horizontal line.

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

May 11, 2010

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

Re: Poulin Realty Acquisition - Rte. 11 - Map 216, Lot 39

Dear Michael:

On behalf of Dick Poulin, we hereby submit preliminary plans and application for a proposed tire sales and service facility. The property is located on the easterly side of Rte. 11 adjacent to the Harley Davidson Motorcycle shop. The property contains 2.69 acres and is zoned B-2 and Agricultural. It also lies within the Aquifer Protection Zone.

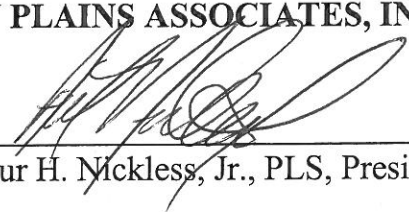
Besides the tire store, the applicant also is planning on having an Aroma Joes drive-up coffee facility and possibly a car rental company. The tire facility will have nine (9) bays. Our plan depicts the creation of 42 parking spaces. The Zoning Ordinance requires 3 spaces per bay (27) plus one for each employee. The applicant feels 15 additional spaces should be more than adequate to meet the needs of the facility.

The building will be connected to the municipal water and sewer system.

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

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Arthur H. Nickless, Jr., PLS, President

cc: Dick Poulin
Ron Poulin