



NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 10/5/10 [office use only. fee paid _____ Amount \$ _____ date paid _____]

Property information

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

Property address/location: 47 Farmington Road

Name of project (if applicable): _____

Size of site: 2.69 acres; overlay zoning district(s)? AP

Property owner

Name (including name of individual): Poulin Realty Acquisitions/Ron Poulin

Mailing address: 401 North Main Street; Rochester, NH 03867

Telephone #: 332-2010 Fax#: 330-3849

Applicant/developer (if different from property owner)

Name (including name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Fax#: _____

Engineer/designer

Name (including name of individual): Norway Plains Associates, 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: _____ Change of use: X

(continued Nonresidential Site Plan application Tax Map: 216 Lot: 25)

Describe proposed activity/use: Tire sales, drive-up coffee shop & car rental.

Describe existing conditions/use (vacant land?): Residential

Utility information

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?

If City water, what are the estimated total daily needs? 850+/- 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 X no

Where will stormwater be discharged? Retention on-site

Building information

Type of building(s): steel & masonry

Building height: 25' Finished floor elevation: 260.4 & 258.9

Other information

parking spaces: existing: 0 total proposed: 51 ; Are there pertinent covenants? No

Number of existing employees: 0 ; number of proposed employees total: 20

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

Wetlands: Is any fill proposed? 0 ; area to be filled: 0 ; buffer impact? 0

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	11,081	9.5
Parking and vehicle circulation	34,993	29.9
Planted/landscaped areas (excluding drainage)	37,143	31.6
Natural/undisturbed areas (excluding wetlands)	20,949	17.9
Wetlands	0	0
Other – drainage structures, outside storage, etc.	13,000	11.1

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: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: 10/5/10

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: 10/5/10

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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NH (800) 479-3948
Fax (603) 332-0098

October 5, 2010

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

Re: Poulin Realty Acquisition - Rte. 11 - Map 216, Lot 25

Dear Michael:

On behalf of Ron & Dick Poulin, we hereby submit plans and application for a proposed tire sales and service facility. As you know, we discussed this project with the Planning Board in June of this year and then the Poulins decided to withdraw their application. By this submission, we are re-instituting the application process.

The property is located on the easterly side of Rte. 11 adjacent to the Harley Davidson Motorcycle shop and contains 2.69 acres. The area is zoned B-2 and Agricultural. It also lies within the Aquifer Protection Zone.

Besides the tire store, the applicant also is planning to have 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 51 parking spaces. There is a complete breakdown of the required parking spaces on the plan..

The building will be connected to the municipal water and sewer system. Also, we are working with DOT on addressing issues related to the proposed entrance to the site.

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