



Planning  
Community Development  
Zoning  
Conservation Commission  
Historic District Commission

Planning & Development Department  
City Hall - Second Floor  
31 Wakefield Street  
ROCHESTER, NEW HAMPSHIRE 03867-1917  
(603) 335-1338 - Fax (603) 335-7585  
Web Site: <http://www.rochesternh.net>

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APR 28 2012

Planning Dept.

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## APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 212-19

DATE FILED 2-23-12

C. Lema  
ZONING BOARD CLERK

Phone No. 207.658.9263

Name of applicant Joseph + Charlene Sanborn

Address 64 Sanborn LN Lebanon ME 04027  
(if same as applicant, write "same")

Owner of Property Concerned Same  
(if same as applicant, write "same")

Address Same  
(if same as applicant, write "same")

Location of property 36 Peaslee RD

Map No. 253 Lot No. 49 Zone A

The undersigned hereby requests a special exception as provided in

Article: \_\_\_\_\_ Section: \_\_\_\_\_ of the Zoning Ordinance

Description of Property approx 900' 600'-400' 1245'  
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected antique shop

Signed Joseph M. Lema Date 4/18/12  
(Applicant)

## 42.23 Special Exceptions

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### (a) General Provisions

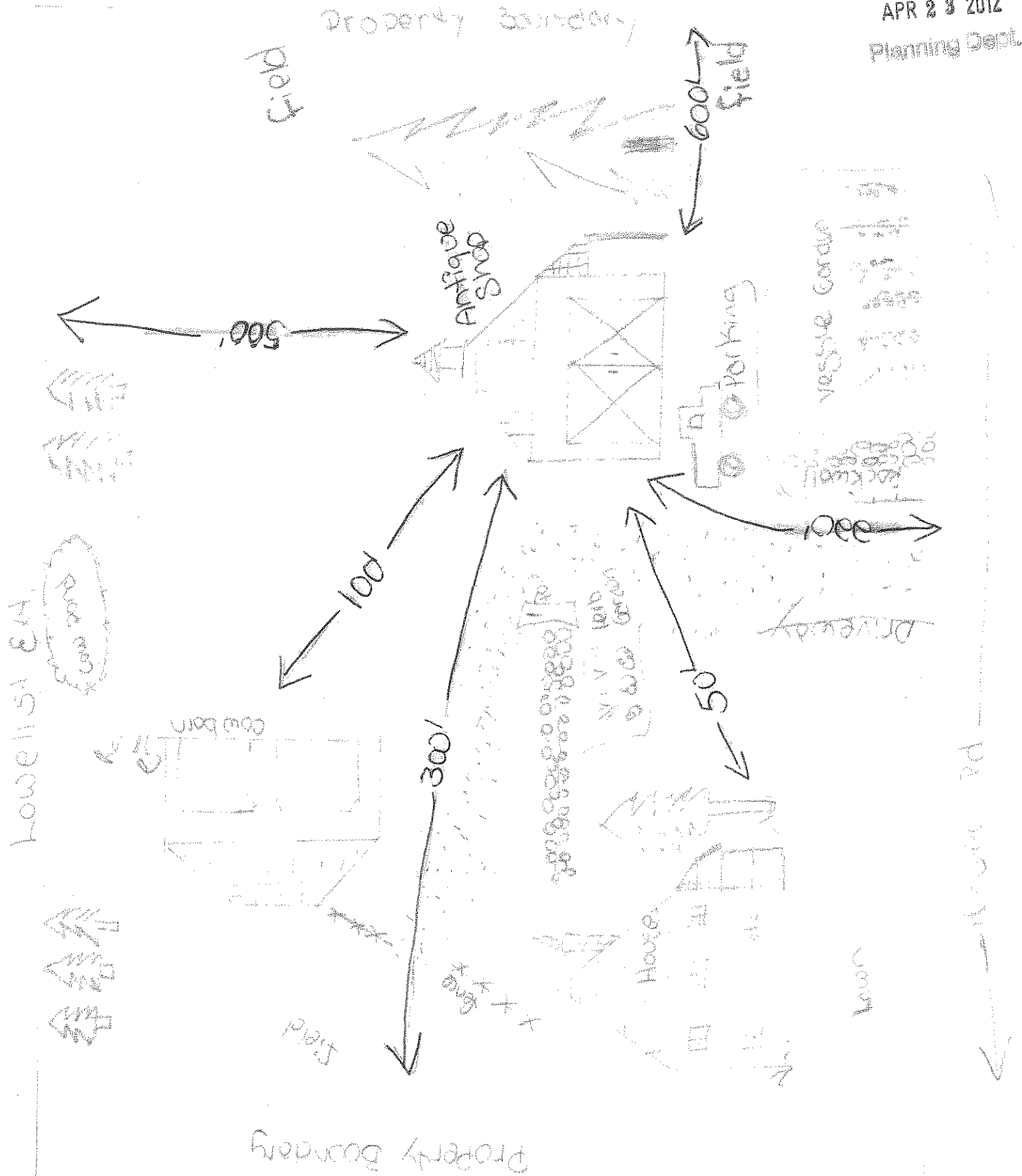
- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

### (b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure  
YES ☒ NO ☐ Reasoning:
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood  
YES ☐ NO ☒ Reasoning:
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking  
YES ☐ NO ☒ Reasoning:
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure  
YES ☒ NO ☐ Reasoning:
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan  
YES ☒ NO ☐ Reasoning:

**Please check Section 42.23 (c) of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.**

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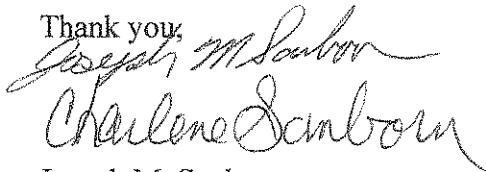
4/23/12

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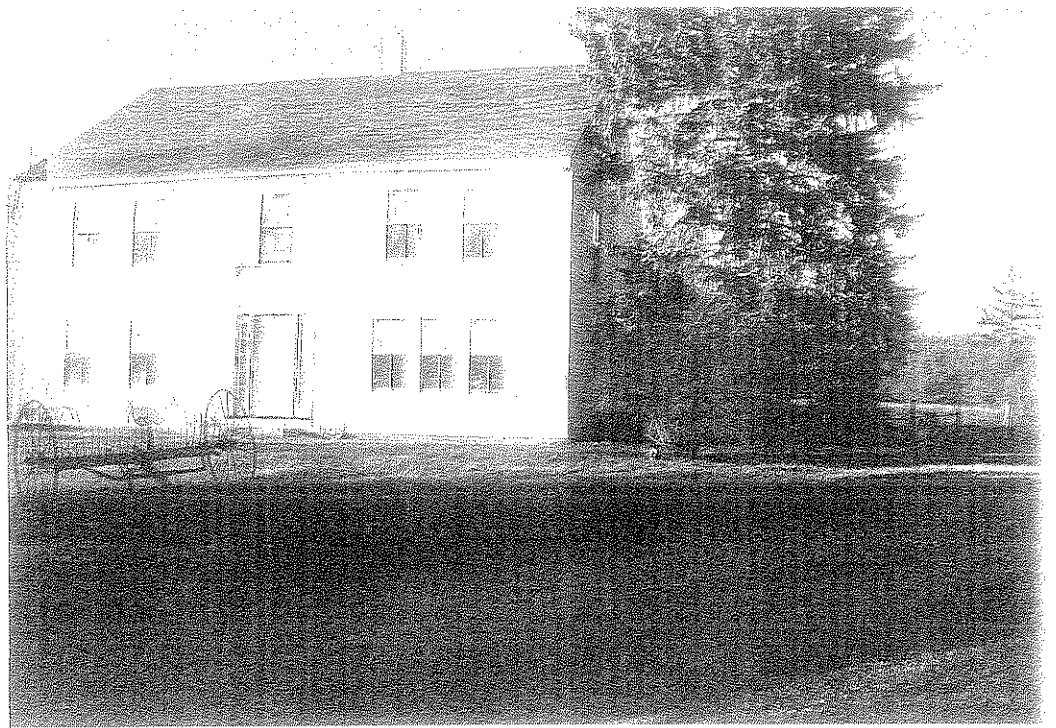
To whom it may concern,

This letter of intent pertains to an antique shop we intend to run at 36 Peaslee RD (tax map number 253, lot number 49), along with our existing farm stand and business. Both the farm stand and farm business have been operating at this location for many years. The antique shop was running at this location several years ago, and we want to open again. We will use the existing building, approx. 800 sq. ft. This barn is in good condition, in a rural location, and no changes will be made to the barn. This business will be owner operated, will have no employees, and hours are expected to be 10-5 every day starting in early spring and going through early winter. The property is currently occupied. Traffic is expected to be very light but we do have plenty of parking in 16 acres of field. This property is zoned agricultural so all sights, sounds, and smells will be typical of any working farm involved in meat and vegetable production and sales.

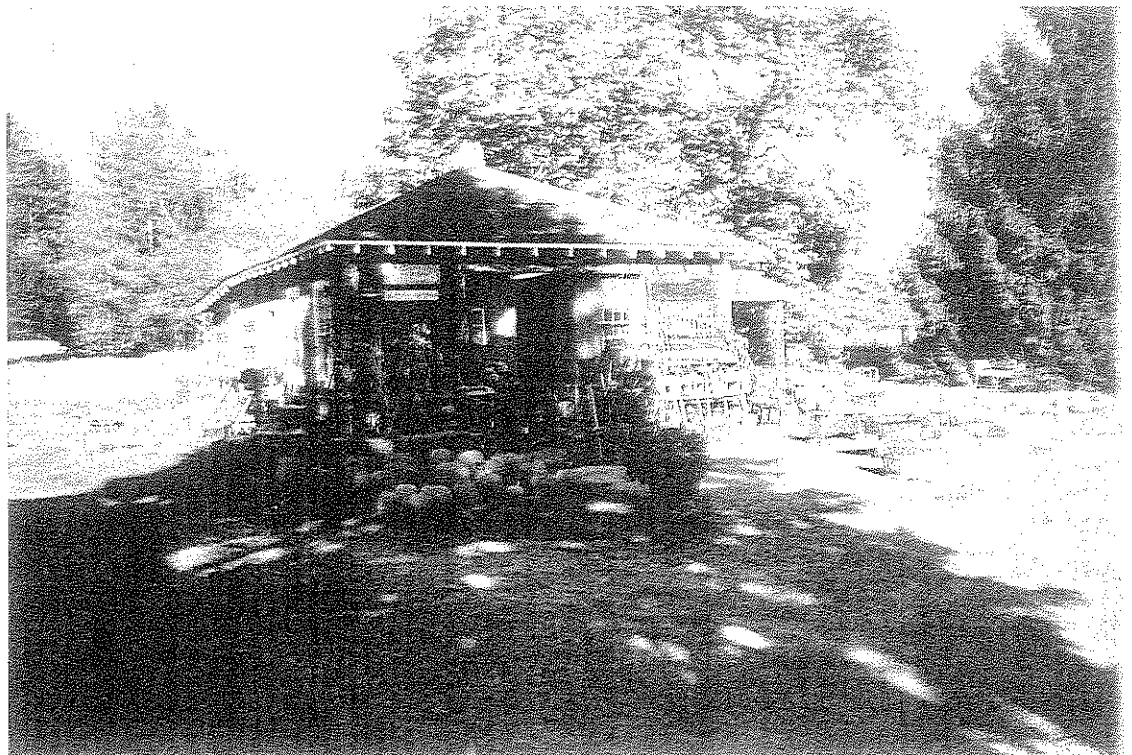
Thank you,



Joseph M. Sanborn  
Charlene Sanborn  
Owners of property  
(207)658-9263  
64 Sanborn Lane  
Lebanon, ME 04027



*House*



*Shop*



*Shop when it was open before*



## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID	0253-0049-0000	Account Number	30646
Prior Parcel ID	--	Property Location	36 PEASLEE RD
Property Owner	HOPE FARM REAL ESTATE HOLDINGS LLC	Property Use	MIX RES/CU
Mailing Address	P O BOX 1803	Most Recent Sale Date	8/29/2006
City	ROCHESTER	Legal Reference	3395-250
Mailing State	NH	Grantor	SANBORN JOSEPH M & MOREAU,
Zip	03866-1803	Sale Price	300,000
Parcel Zoning	A	Land Area	16.000 acres

## Current Property Assessment

Card 1 Value	Building Value	133,500	Yard items Value	15,500	Land Value	64,281	Total Value	213,281
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## Building Description

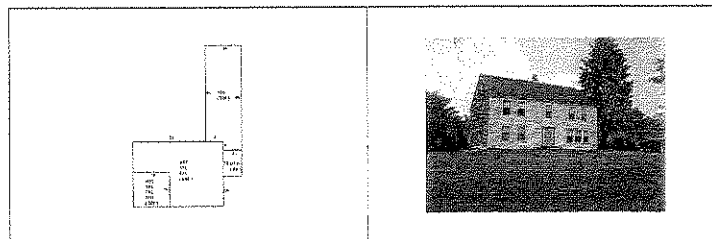
Building Style	COLONIAL	Foundation Type	BRICK/STONE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1732	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	GOOD	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Fair-Avg	Siding	CLAPBOARD	Air Conditioning	0%
Finished Area (SF)	2400	Interior Walls	PLASTER	# of Bsm't Garages	0
Number Rooms	10	# of Bedrooms	7	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	1	# of Other Fixtures	0

## Legal Description

## Narrative Description of Property

This property contains 16.000 acres of land mainly classified as MIX RES/CU with a(n) COLONIAL style building, built about 1732, having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 10 room(s), 7 bedroom(s), 1 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.





**ABUTTER LIST**

0253-0049 - 0000

City of Rochester, NH

Please Print or Type

Applicant: Joseph & Charlene SanbornPhone 203-658-9263

Project Address:

36 Peaslee Road, Roch NH 03867

APR 23 2012

Planning Dept.

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
253	49	A	Charlene Sanborn	164 Sanborn Ln (25. ME 0302)

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 253	50	Joseph Abell	265 Lowell St Roch NH 03867
✓ 253	53	Thomas & Tracy Pratt	242 Old Dover Rd Roch NH 03867
✓ 253	54-1	Janet Stone	22 Prospect St Roch NH 03867
✓ 253	54	Leslie Family Trust	11 Brookstone Ln Madison NH
✓ 253	54-2	Elizabeth Raynor	33 Peaslee Rd, Roch NH 03867
✓ 253	48	Robert & Marilyn Berry	77 Walnut St, Roch NH 03867
✓ 253	47-14	Mark Berry	116 Marvin Rd, Melrose, MA 02176
✓ 253	47-13	Mark Berry	116 Marvin Rd, Melrose, MA 02176
✓ 253	46	Pamela Douglas	PO Box 388, Roch NH 03866
✓ 253	45	Douglas & Pamela Hirley	PO Box 388, Roch NH 03866

**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 - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 4/19/12, This is page 1 of 2 pages.

Applicant or Agent:

Charlene Sanborn

Staff Verification:

# ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Joseph & Charlene Sanborn Phone 207-658-9063

Project Address: 36 Peaslee Rd, Roch NH 03867 APR 23 2012

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

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
253	44	Doyle & James H. Harty	Po Box 388 Roch NH 03866
253	42	Marcia Donna Pelletier	11 Hollis Ln Roch NH 03867
253	43	Michael & Natalie Bartlet	3 Hollis Ln Roch NH 03867
253	49	Hope Farm, Estate Holdings LLC	Po Box 1903 Roch NH 03866

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

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Applicant or Agent: Charlene Sanborn Staff Verification: \_\_\_\_\_