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FEB 03 2014
Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 1/31/2014 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 258; Lot #'s): 36 Zoning district: Agricultural

Property address/location: 6 Cemetery Road, Rochester, NH

Name of project (if applicable): Rte. 125 RV & Marine

Size of site: .63 acres; overlay zoning district(s)? Not Applicable.

Property owner

Name (include name of individual): The Lamoureux Family Revocable Living Trust

Mailing address: 360 Tenerife Road, Milton, New Hampshire 03851

Telephone #: (603) 335-0112 Fax #: (603) 335-0531

Applicant/developer (if different from property owner)

Name (include name of individual): Same.

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Kenneth A. Berry Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: (603) 332-2863 Fax #: (603) 335-4623

Email address: kberry@berrysurveying.com Professional license #: 14243

Proposed activity (check all that apply)

New building(s): _____ Site development (other structures, parking, utilities, etc.): X

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: _____

Describe proposed activity/use: The Applicant wishes to use a portion of the property for parking of RV vehicles for the Rte. 125 RV & Marine business.

Describe existing conditions/use (vacant land?): .63 acre parcel with single family dwelling located thereon that abuts existing Rte. 125 RV & Marine

Utility information

City water? yes ___ no ___; How far is City water from the site? Not Applicable

City sewer? yes ___ no ___; How far is City sewer from the site? Not Applicable

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

If City water, is it proposed for anything other than domestic purposes? yes ___ no ___

If City sewer, do you plan to discharge anything other than domestic waste? yes ___ no ___

Where will stormwater be discharged? _____

Building information

Type of building(s): Not Applicable

Building height: _____ Finished floor elevation: _____

Other information

parking spaces: existing: 0 total proposed: approx. 23; Are there pertinent covenants? No

Number of existing employees: N/A; number of proposed employees total: _____

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

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	899	3%
Parking and vehicle circulation	15,579	57%
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)	10,483	38%
Wetlands		
Other – drainage structures, outside storage, etc.	Exist. Driveway 426	2%

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

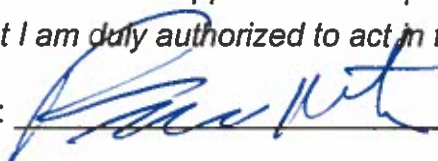
See Project Narrative attached hereto.

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:

 *Attorney for Applicant*
Date: 2/3/14

Signature of applicant/developer:

 Date: _____

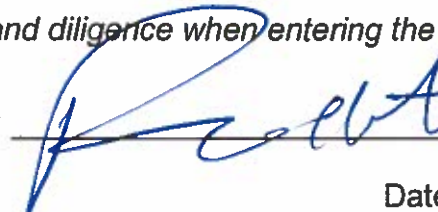
Signature of agent:

 Date: 2/3/14

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:

 *Attorney for Applicant*
Date: 2/3/14

The Lamoureux Family Revocable Living Trust

Site Plan Review Application

6 Cemetery Road

Rochester, New Hampshire

INTRODUCTION

The property subject to this application is located at 6 Cemetery Road, and is depicted on the City's Tax Map at Map 258, Lot 36. The property consists of one single family residential dwelling. The size of the parcel is 27,387 square feet or 0.63 acres. The parcel is located in the agricultural zone. The parcel is unique with respect to its location and proximity to NH Route 125, and is separate from other parcels near the highway as it is on the easterly side of Cemetery Road, closest to the highway. The parcel abuts commercial property owned by the same owner, which operates Rte. 125 RV & Marine (hereinafter referred to as the "Business").

The Applicant, the owner of parcels 36 and 33, as depicted on the Plan, wishes to use a portion of parcel 36 for additional parking for the existing Business. Specifically, the Applicant desires to locate and park recreational vehicles on the area outlined on the proposed site plan included herein. Although the enclosed plans show a total disturbance area of 20,000 sq. feet, the disturbed area has been reduced to approximately 15,579 sq. feet. This area would allow the Applicant to have approximately 23 spaces for the storage of trailers that are 43' x 15'in size, or smaller. As the trailers that are proposed to be stored vary in size, the Applicant does not intend to stripe the proposed parking area. The parcel has the benefit of natural buffers along the southerly side of the parcel and the Applicant has already constructed a fence to provide for a buffer between itself and parcel 37, which the Applicant also owns, and the abutters across Cemetery Road. The applicant proposes to only park vehicles on the location, and would not install any lighting within the area on parcel 36, nor would there be any activity after normal business hours on the parcel. There will be no vehicular access from the storage area to Cemetery Road, as all vehicular access will be to NH Route 125.

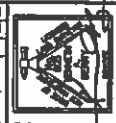
After consultation with the City Planner, the Applicant was advised that two variances are required. As a result, the Applicant obtained a variance from Section 42-17(b) in order to allow two uses on the lot comprised of 27,387 square feet where 60,000 square feet is required. In addition, the Applicant has obtained a variance from the Table of Permitted Uses at Section 42.14(B)(17) to allow storage of RVs on the parking lot.

The Applicant now seeks site plan approval of the parking area in order to use the parking area with the Business activities occurring at Map 258, Lot 33.

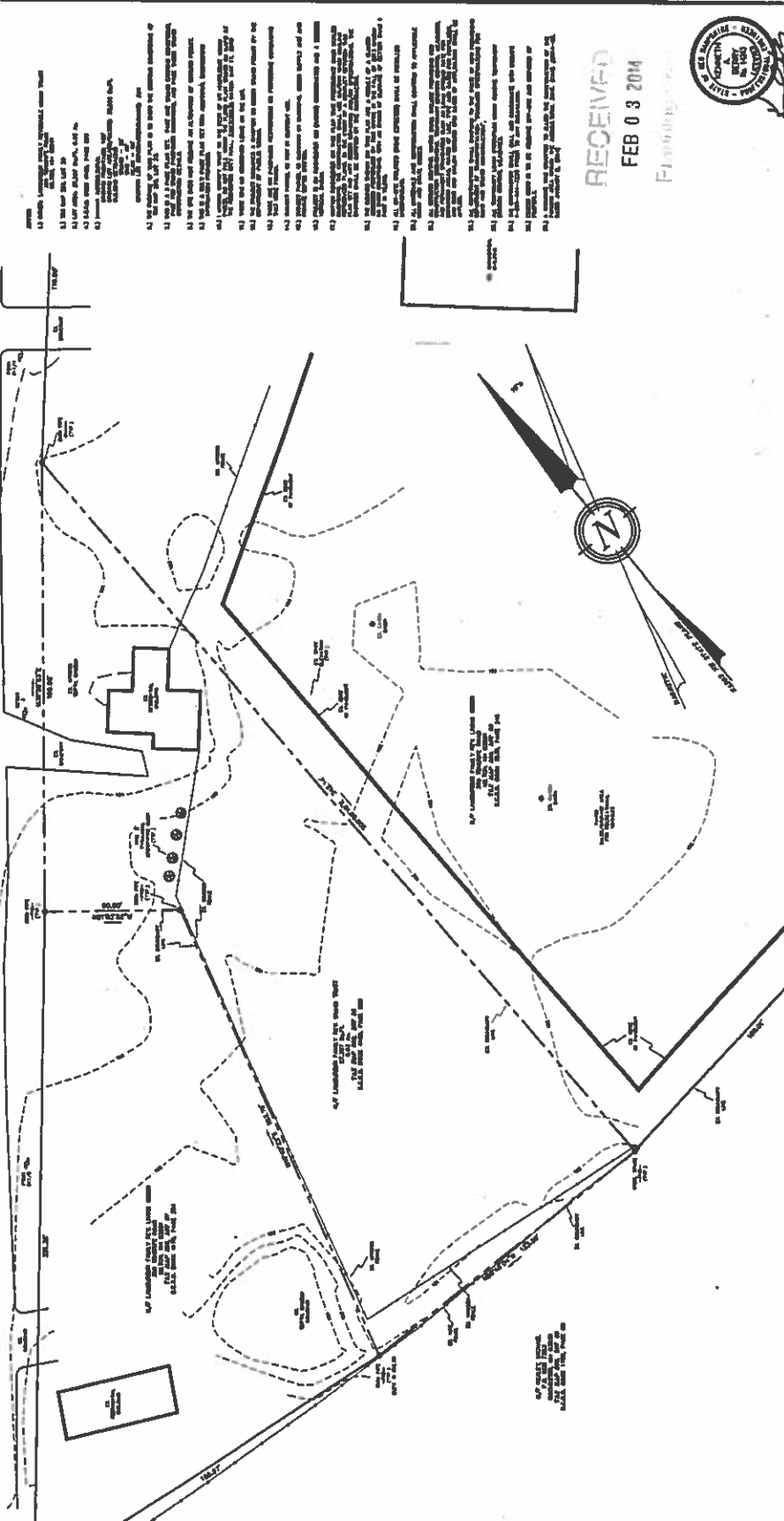
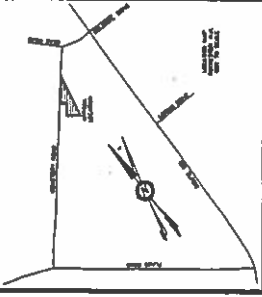
REVISION	DATE	DESCRIPTION
1	1-28-14	POST VARIANCE DETAIL

EXISTING CONDITIONS PLAN
FOR
LAURENCE FAMILY REV. LIVING TRUST
CHERRY STREET, N.H.
TAX MAP 258, LOT 36

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (333-2863)
SCALE: 1" = 40' (EQUALS 20 FT.)
DATE: DECEMBER 3, 2013
FILE NO.: DB 2013 - 137



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NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF BARRINGTON.
3. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE STATE OF NEW HAMPSHIRE.
4. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF AGRICULTURE.
5. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF THE INTERIOR.
6. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF COMMERCE.
7. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF JUSTICE.
8. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF LABOR.
9. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES.
10. THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UNITED STATES DEPARTMENT OF EDUCATION.

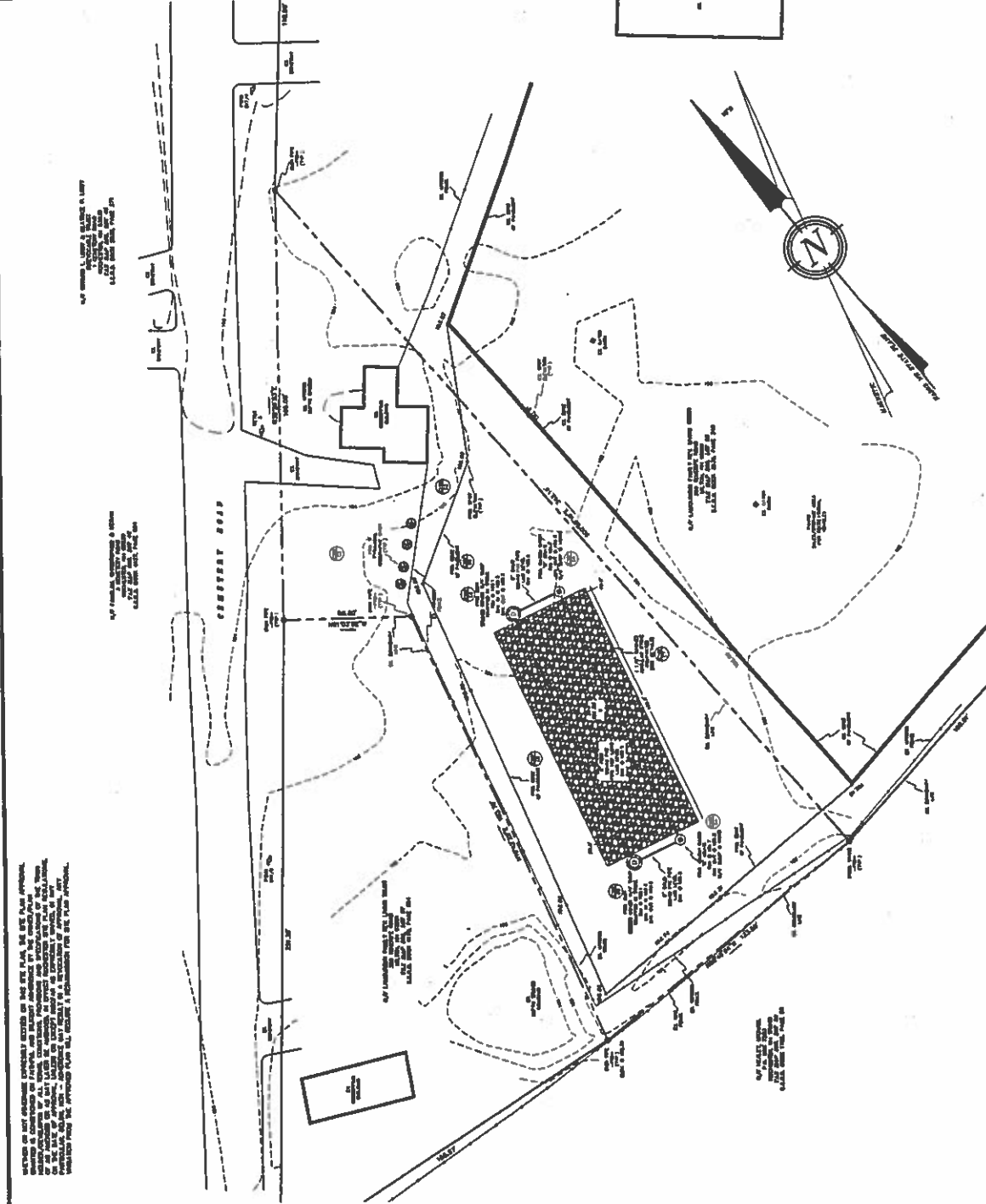
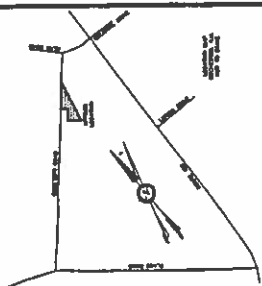


FILE NO.: DB 2013 - 137
DATE: DECEMBER 3, 2013
SCALE: 1 IN. EQUALS 20 FT.
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)
BERRY & ENGINEERING

PROPOSED SITE PLAN
FOR
LAPOURUX FAMILY REV. TRUST
ROCHESTER, NH
TAX MAP 258, LOT 58

REVISION	DATE	DESCRIPTION
#1	1-28-14	POST VARIANCE DETAIL MAP

NOTES:
1. THIS SITE PLAN IS BASED ON THE RECORD DRAWING OF THE LAPOURUX FAMILY REV. TRUST, DATED 1/28/14, AND THE TAX MAP 258, LOT 58, DATED 1/28/14.
2. THE PROPOSED SITE PLAN IS BASED ON THE RECORD DRAWING OF THE LAPOURUX FAMILY REV. TRUST, DATED 1/28/14, AND THE TAX MAP 258, LOT 58, DATED 1/28/14.
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