



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 4/5/11 [office use only. fee paid _____ Amount \$ _____ date paid _____]

Property information

Tax map #: 262 ; Lot #'s): 55 ; Zoning district: B-2/A

Property address/location: 8 Flagg Road, Rochester, NH 03839

Name of project (if applicable): Site Plan, Proposed Garage Bays Addition

Size of site: 18.41 acres; overlay zoning district(s)? _____

Property owner

Name (including name of individual): Donald C. Gagnon

Mailing address: 8 Flagg Road, Rochester, NH 03839

Telephone #: (603)-335-2084 Fax#: _____

Applicant/developer (if different from property owner)

Name (including name of individual): Rochester Truck Repair, c/o Donald C. Gagnon

Mailing address: Same as owner

Telephone #: _____ Fax#: _____

Engineer/designer

Name (including name of individual): Norway Plains Associates, Inc./Arthur Nickless, LLS

Mailing address: P.O. Box 249

Telephone #: (603)-335-3948 Fax#: (603)-332-0098

Email address: anickless@norwayplains.com Professional license #: 676

Proposed activity (check all that apply)

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

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

Describe proposed activity/use: Additional 30-ft x 115-ft Garage Bay Addition housing 4
New garage bays for vehicle service. The total building addition will be 3,450-sf.

Describe existing conditions/use (vacant land?): The existing site is currently developed
with the truck sales and service facility and its accessory outdoor vehicle storage area.

Utility information

City water? yes ☒ no; ☐ How far is City water from the site? _____

City sewer? yes ☐ no; ☒ How far is City sewer from the site? Approx. 400'

If City water, what are the estimated total daily needs? Existing 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? To existing stormwater facilities

Building information

Type of building(s): One-Story, Wood Framed 30-ft x 115-ft Addition on concrete foundation

Building height: 30-ft± Finished floor elevation: 195.75± (match exist.)

Other information

parking spaces: existing: 64± total proposed: 64±; Are there pertinent covenants? no

Number of existing employees: 45; number of proposed employees total: 45

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

Proposed post-development disposition of site		
	Square footage	% of overall site
Building footprint(s) (give for each building)	17,386	2
Parking and paved areas	68,078	8.5
Landscaped areas (excluding drainage structures)	154,155 (green)	19.22
Natural/undisturbed areas (including wetlands) – post dev.	392,307	48.91
Wetlands – post dev.	81,421	10.15

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: 4/5/11

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: 4/5/11

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

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April 5, 2011

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

Re: Site Plan - Proposed 3,450 s.f. Addition - Rochester Truck Repair

Dear Michael:

On behalf of Don Gagnon and Rochester Truck Repair, we hereby submit application and plan for a proposed 30-foot by 115-foot addition. The addition is proposed along the side of the building in an existing gravelled area.

The proposed building will provide additional service bays and will have overhead doors at each end. Mr. Gagnon expects to add 2 employees to his existing 45-person staff.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

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

cc: Don 'Hulk' Gagnon