



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 1/4/2024

Property information

Tax map #: 011100510000; Lot #'s: Back page 2132-318; Zoning district: R-1

Property address/location: 540 Portland Street Rochester N.H 03867

Brief project description: Home Occupation 2 / Gunsmithing & Sales

Property owner

Name (include name of individual): Phillip Jewell

Mailing address: 540 Portland Street Rochester, N.H 03867

Telephone #: 603-923-8961 Email address: philljewell@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

- ☐ Nonresidential project ☒ Home Occupation II or III
☐ Multi-Family Residential project

Check all that apply:

☒ change of use

☐ new building

☐ building addition

☐ new parking area

☐ expansion of existing parking area

☐ new signage;

☐ exterior lighting

☐ other site changes

Describe current use/nature of property: Residential

Describe proposed use/activity: Residential & Home Occupation 2

parking spaces: existing: _____; total proposed: _____

Current square footage of building _____; Proposed square footage of building _____

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

City sewer? yes ___ no ___; How far is City sewer from the site? _____

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

Where will stormwater be discharged? _____

Number of existing dwelling units: _____ Total number of proposed dwelling units: _____

New building(s)? _____ Addition(s)/modifications to existing building(s)? _____

Describe current use/nature of property: _____

Describe proposed use/activity: _____

of parking spaces: existing: 6 total proposed: 6

Hours of Operation: By Appointment Days of Operation: Monday - Friday

Number of employees: 0 Square footage to be used for new proposed use: 150

Maximum Number of Pupils at one time (for classes): 0

Comments

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

I will be selling firearms + performing
Gunsmithing Duties after School Completion.

This application must be accompanied by the following:

- Site plan drawing with:
 - All building dimensions (including any additions, if applicable)
 - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
 - Location of proposed change of use/addition/home occupation.

Submission of application & acknowledgement about process

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. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case (in accordance with RSA 674:43 III).**

Signature of property owner: _____

Date: 1/4/2024

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter 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: 11/4/2024

Home Occupation: An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations – 1,2,and 3. (See Section 42.24 – Home Occupations)

Requirements for All Home Occupations. The following standards apply to all home occupations - 1, 2, and 3: *(If any of these cannot be met, it will be deemed **not** an allowed use)*

1. **On Resident's Property.** Home occupations shall be conducted by the individual on the property in which he/she resides.
2. **Inside the Dwelling.** All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. **Character.** Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. **Retail Sales.** There shall be no retail sales of goods or products on the premises, except:
 - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - b. for goods shipped pursuant to mail/email/telecommunication order;

Owner1	Owner2	BillingAddress	City State Zip
CORMIER RUDY R &	FINNEGAN PATRICIA R	544 PORTLAND ST #1	ROCHESTER, NH 03867-2447
COMEAU JEFFREY & MELISSA		2 MCNEIL DR	ROCHESTER, NH 03867-2420
STRAYER JAMES M & JOYCE M		16 MCNEIL DR	ROCHESTER, NH 03867-2420
MESSIER RODNEY JAMES		541 PORTLAND ST APT C	ROCHESTER, NH 03867-2472
JACOBS HAROLD & JOSEPHINE	TRUST % JACOBS HAROLD L &	P O BOX 1544	ROCHESTER, NH 03866-1544
DEMERS THOMAS & TARA		537 PORTLAND ST	ROCHESTER, NH 03867-2427
DUPUIS RICHARD J & TINA J		20 MCNEIL DR	ROCHESTER, NH 03867
BERNIER MARC		24 MCNEIL DR	ROCHESTER, NH 03867
TEWELL PHILLIP A & MARGARET M		540 PORTLAND ST	ROCHESTER, NH 03867-2447