



**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 01 MAR 23

**Property information**

Tax map #: 0115 ; Lot #(s): 0094 ; Zoning district: R1

Property address/location: 255 North Main St.

Brief project description: In home business application

**Property owner**

Name (include name of individual): Roy Family Rev. Trust of 2022

Mailing address: 255 No. Main St. Apt. B Rochester

Telephone #: 603-534-2079 Email address: matt@ebike603.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): N/A

Mailing address: N/A

Telephone #: \_\_\_\_\_ Email address: \_\_\_\_\_

**Engineer/surveyor/designer** (if applicable)

Name (include name of individual): N/A

Mailing address: N/A

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: 4 unit multi-family with detached barn where approx. 200 sq. ft. to be used for biz

Describe proposed use/activity: Use approx. 200 sq. ft. of barn space for assembling/pick up of online electric bike purchases.

# parking spaces: existing: 6; total proposed: same

Current square footage of building 2772; Proposed square footage of building Same

City water? yes ☒ no ☐; How far is City water from the site? N/A

City sewer? yes ☒ no ☐; How far is City sewer from the site? N/A

If City water, what are the estimated total daily needs? N/A gallons per day

Where will stormwater be discharged? no

Number of existing dwelling units: 4 Total number of proposed dwelling units: same

New building(s)? no Addition(s)/modifications to existing building(s)? no

Describe current use/nature of property: See above

Describe proposed use/activity: See above

# of parking spaces: existing: 6 total proposed: same

Hours of Operation: 9-3 Days of Operation: M-Sat.

Number of employees: 1 Square footage to be used for new proposed use: 200

Maximum Number of Pupils at one time (for classes): N/A

## Comments

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

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*N*  
*A*

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: *Matthew Roy*

Date: *3/1/23*

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: Matthew J. Ray  
Date: 3/1/23

**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;

## Addendum to narrative for Roy family in home business application.

I'm hoping my application qualifies for a minor site plan. I need no additional building, site work or increased parking. The main 4 unit building will remain unchanged. The 20 x 22 barn has 2 overhead doors and the left side of the barn is the side to be used for the electric bike assembly and pick up. The right side closest to the neighbor is used by my brother who occupies unit A of the main building. There is a 50 amp breaker panel in the barn and the driveway is paved.

Many sales are dropshipped direct to my customers and require no pick up from the site. The present FedEx/UPS deliveries on Fortier Drive would not increase, as the delivery trucks are on the street daily, delivering packages. There will be no chemicals used associated with my business and the shipping containers are recyclables and I bring them to Waste Management after delivery.

Please reach out with any additional questions - 603.534.2079  
Thank you, Matt

\$28.50

| Owner1                         | Owner2        | BillingAddress       | City State Zip           |
|--------------------------------|---------------|----------------------|--------------------------|
| LAVERDIERE BEATRICE            |               | 253 NO MAIN ST       | ROCHESTER, NH 03867-1110 |
| EMERALD KNIGHT PROPERTIES LLC  |               | 248 NO MAIN ST       | ROCHESTER, NH 03867-1125 |
| ROY FAMILY REV TRUST OF 2022 ) | ROY SARAH     | 255 NO MAIN ST APT B | ROCHESTER, NH 03867      |
| BURGER KING COMPANY LLC        | RYAN LLC      | P O BOX 460189       | HOUSTON, TX 77056-8189   |
| MITCHELL CHRISTOPHER &         | CONRAD NICOLE | 2 FORTIER DR         | ROCHESTER, NH 03867-1105 |
| CAPALBO DARLENE                |               | 257 NO MAIN ST       | ROCHESTER, NH 03867-1133 |



| CONSTRUCTION DETAIL                                                |                          |              | CONSTRUCTION DETAIL (CONTINUED) |          |             |                     |           |        |      |            |            |             |
|--------------------------------------------------------------------|--------------------------|--------------|---------------------------------|----------|-------------|---------------------|-----------|--------|------|------------|------------|-------------|
| Element                                                            | Cd                       | Description  | Element                         | Cd       | Description |                     |           |        |      |            |            |             |
| Style                                                              | 23M                      | MULTIFAMILY  | Solar                           | 0        |             |                     |           |        |      |            |            |             |
| Grade                                                              | C                        | AVERAGE      | Central Vac                     | 0        |             |                     |           |        |      |            |            |             |
| Stories                                                            | 2                        |              | Nbhd Modifier                   |          |             |                     |           |        |      |            |            |             |
| Units                                                              | 4                        |              | MH Make                         |          |             |                     |           |        |      |            |            |             |
| Frame                                                              | 01                       | WOOD         | MH Serial #                     |          | WHITE;      |                     |           |        |      |            |            |             |
| Foundation                                                         | 03                       | BRICK/STONE  | Color;Mdl #;D                   |          |             |                     |           |        |      |            |            |             |
| Exterior Wall 1                                                    | 02                       | CLAPBOARD    | CONDO DATA                      |          |             |                     |           |        |      |            |            |             |
| Roof Structure                                                     | 01                       | GABLE        | Condo Main                      |          | Complex #   |                     |           |        |      |            |            |             |
| Roof Cover                                                         | 01                       | ASPH SHINGLE | Adjust Type                     | Code     | Building #  |                     |           |        |      |            |            |             |
| View                                                               | N                        | NONE         | Condo Floor                     |          | Section #   |                     |           |        |      |            |            |             |
| Interior Wall 1                                                    | 02                       | PLASTER      | Condo Location                  |          | % Owner     |                     |           |        |      |            |            |             |
| Interior Floor 1                                                   | 08                       | AVERAGE      | COST / MARKET VALUATION         |          |             |                     |           |        |      |            |            |             |
| Basement Flo                                                       | 12                       | CONCRETE     | Building Value New              |          | 363,322     |                     |           |        |      |            |            |             |
| Bsmt Garage                                                        | 0                        |              | Year Built                      |          | 1890        |                     |           |        |      |            |            |             |
| Finished Bsmt                                                      |                          |              | Depreciation Code               |          | A           |                     |           |        |      |            |            |             |
| FBLA                                                               |                          |              | Remodel Rating                  |          |             |                     |           |        |      |            |            |             |
| Rec Room                                                           | 07                       | SEPARATE     | Year Remodeled                  |          | 50          |                     |           |        |      |            |            |             |
| Electric                                                           | 02                       | TYPICAL      | Depreciation %                  |          |             |                     |           |        |      |            |            |             |
| Insulation                                                         |                          | SAME         | Functional Obsol                |          |             |                     |           |        |      |            |            |             |
| Interior/Exterio                                                   | SAME                     |              | Economic Obsol                  |          | 1,000       |                     |           |        |      |            |            |             |
| % Heated                                                           | 100.00                   |              | Trend Factor                    |          |             |                     |           |        |      |            |            |             |
| Heat Fuel                                                          | 01                       | OIL          | Special Adj                     |          | 50          |                     |           |        |      |            |            |             |
| Heat Type                                                          | 01                       | FORCED W/A   | Condition %                     |          |             |                     |           |        |      |            |            |             |
| AC Percent                                                         | 0.00                     |              | RCNLD                           |          | 181,700     |                     |           |        |      |            |            |             |
| Bedrooms                                                           | 6                        |              | Dep % Ovr                       |          |             |                     |           |        |      |            |            |             |
| Full Bath(s)                                                       | 4                        |              | Dep Ovr Comment                 |          |             |                     |           |        |      |            |            |             |
| 3/4 Bath(s)                                                        | 0                        |              | Misc Imp Ovr                    |          |             |                     |           |        |      |            |            |             |
| Half Bath(s)                                                       | 0                        |              | Misc Imp Ovr Comment            |          |             |                     |           |        |      |            |            |             |
| Extra Fixture(s)                                                   | 0                        |              | Cost to Cure Ovr                |          |             |                     |           |        |      |            |            |             |
| Kitchen(s)                                                         | 4                        |              | Cost to Cure Ovr Comment        |          |             |                     |           |        |      |            |            |             |
| Extra Kitchen(                                                     | 0                        |              |                                 |          |             |                     |           |        |      |            |            |             |
| Total Rooms                                                        | 13                       |              |                                 |          |             |                     |           |        |      |            |            |             |
| Fireplace(s)                                                       | 0                        |              |                                 |          |             |                     |           |        |      |            |            |             |
| WS Flues                                                           | 0                        |              |                                 |          |             |                     |           |        |      |            |            |             |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |                          |              |                                 |          |             |                     |           |        |      |            |            |             |
| Code                                                               | Description              | L/B          | Qty                             | Dim 1    | Dim 2       | Grade               | Condition | Yr Blt | % Gd | Unit Price | Grade Adj. | Appr. Value |
| 46                                                                 | FLAT BARN                | L            | 1                               | 20       | 22          | D                   | PR        | 1910   | 35   | 24.45      | 0.87       | 3,300       |
| BUILDING SUB-AREA SUMMARY SECTION                                  |                          |              |                                 |          |             |                     |           |        |      |            |            |             |
| Code                                                               | Description              | Living Area  | Floor Area                      | Eff Area | Unit Cost   | Undepreciated Value |           |        |      |            |            |             |
| BMT                                                                | BASEMENT                 |              | 0                               | 1,582    | 396         | 24.10               | 38,118    |        |      |            |            |             |
| EFP                                                                | ENCL PORCH               |              | 0                               | 80       | 0           | 64.29               | 5,143     |        |      |            |            |             |
| FFL                                                                | 1ST FLOOR                | 1,582        | 1,582                           | 1,582    | 1,582       | 96.26               | 152,281   |        |      |            |            |             |
| OFF                                                                | OPEN PORCH               |              | 0                               | 60       | 0           | 40.97               | 2,458     |        |      |            |            |             |
| SFL                                                                | 2ND FLOOR                | 1,190        | 1,190                           | 1,190    | 1,190       | 96.26               | 114,548   |        |      |            |            |             |
| STG                                                                | FRAME SHED BULKHEAD/FRAM |              | 0                               | 25       | 0           | 27.02               | 676       |        |      |            |            |             |
| STP                                                                | STOOP                    |              | 0                               | 12       | 0           | 15.21               | 183       |        |      |            |            |             |
| Ttl Gross Liv / Lease Area                                         |                          | 2,772        | 4,531                           | 3,168    | 313,407     |                     |           |        |      |            |            |             |



