



City of Rochester Formal Council Meeting

AGENDA BILL

NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.

AGENDA SUBJECT

COUNCIL ACTION ITEM <input type="checkbox"/>
INFORMATION ONLY <input type="checkbox"/>

FUNDING REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/>
* IF YES ATTACH A FUNDING RESOLUTION FORM

RESOLUTION REQUIRED? YES <input type="checkbox"/> NO <input type="checkbox"/>

FUNDING RESOLUTION FORM? YES <input type="checkbox"/> NO <input type="checkbox"/>

AGENDA DATE	
DEPT. HEAD SIGNATURE	
DATE SUBMITTED	
ATTACHMENTS YES <input type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED

COMMITTEE SIGN-OFF

COMMITTEE	
CHAIR PERSON	

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	

LEGAL AUTHORITY

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SUMMARY STATEMENT

RECOMMENDED ACTION



City of Rochester, New Hampshire

Economic Development Department

31 Wakefield Street, Rochester NH 03867

(603) 335-7522 www.rochesternh.net/economic-development

Review Form: For RSA 79e Community Revitalization Tax Relief Incentive

<p>Building Name (if any):</p> <p>Building Address: 135 North Main Street</p> <p>Owner Name(s): Andy Yau</p> <p>Owner Address(es): PO Box 1324, Rochester, NH</p>	<p>Map# 0121</p> <p>Lot# 0346</p> <p>Zoning: Downtown Commercial</p> <p>Overlay District: Special Downtown</p> <p>Year Built: 1920</p> <p>Square Footage of Building: 2536</p>
<p>Contact Name: Andy Yau</p> <p>Phone 646-525-1672</p> <p>Email address: andycyau@gmail.com</p>	<p>Applicant Name(s) (if different from owner):</p> <p>Applicant Address: 875 Greenland Road B-9, Portsmouth, NH 03801</p> <p>Phone #: 646-525-1672</p> <p>Email address: andycyau@gmail.com</p>
	<p>Application Fee Paid: Yes <input checked="" type="checkbox"/> No</p>
<p>Existing Uses (describe number of units by type and size)</p> <p>Is there a change of use associated with this project?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, please describe: First floor commercial unit that consists of 1150 square feet will be renovated and turned into a 3 bedroom residential unit.</p>	<p>Is the building eligible or listed on the State or National Register of Historic Places or located in a Local, State, or Federal Historic District?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Provide historic district name:</p>
<p>Will the project include rehabilitation of residential units? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, how many: 2</p> <p>If yes, please describe: There are currently 2 residential units at approximately 600 square feet that will be both be renovated.</p>	<p>Will the project involve affordable residential units*?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <p><small>*Portsmouth-Rochester, NH 60% RENT LIMIT: EFFIC. \$1294/ 1 BR \$1386 / 2 BR \$1663. NHHFA RENTS EFFECTIVE DATE: 9/8/2023. Rental rates are below the above maximums.</small></p>
<p><u>Other Review & Comment (if necessary)</u></p> <p>Historic District Review:</p> <p>Special Downtown Review: <u>2/3/23 – Project Narrative</u></p> <p>Minor Site Review: <u>April 27, 2023</u></p> <p>Planning Board Review: n/a</p> <p>Zoning Board of Adjustment: n/a</p> <p>Tax Assessor: TBD</p>	<p><u>Section 79:E-4</u></p> <p>Application Date: <u>January 5, 2024</u> Complete: <u>yes</u></p> <p>Staff Review: <u>January 5, 2024</u></p> <p>Community Development Committee: <u>1/29/2024</u></p> <p>Post Public Hearing: <u>no later than 2/10/2024</u></p> <p>Public Hearing* Date: <u>2/20/2024</u></p> <p><small>*Required within 60 days of receipt of application</small></p> <p>City Council^:</p> <p><small>^Required within 45 days of Public Hearing</small></p>

Does this application meet the appropriate tests?

Is it a qualifying structure located in a designated downtown zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Pre-rehabilitation assessed value (from most recent City Assessment): \$ 133,800 Total estimated cost of rehabilitation (from application): \$ 454,000 Percentage of rehabilitation costs to assessment valuation: <u>339.31</u> %
Does the estimated cost of rehabilitation exceed 15% of pre-rehabilitation assessed valuation, or \$75,000, whichever is lower? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is there public benefit? Must satisfy at least 1 of the conditions below. (Section 79-E:7) <input checked="" type="checkbox"/> It enhances the economic vitality of the Downtown District. <input type="checkbox"/> It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district. <input checked="" type="checkbox"/> It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community. <input checked="" type="checkbox"/> It increases residential housing in urban or town centers. <input type="checkbox"/> In a Local, State, or Federal Historic District?
Are other funding programs being applied to this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

ELIGIBILITY: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
1) Substantial Rehabilitation Tax Relief Incentive (Up to 5 Years)	<u>5</u>
2) Additional Tax Relief Incentive for New Residential Units (Up to 2 Years)	<u>2</u>
3) Additional Tax Relief Incentive for Affordable Housing (Up to 4 Years)	_____
4) Additional Tax Relief for rehabilitation of historic places* (Up to 4 Years)	_____
* Rehabilitation in accordance with the in accordance with Secretary of Interior's Standards for Rehabilitation.	<u>7</u>
	(Total)

Name & Title: Jenn Marsh, Assistant Director of Economic Development
Date: January 11, 2024

City Council Review/Decision

Public Hearing Posting: _____ Public Hearing Date: _____

City Council Meeting Date: _____

Does the City Council agree with findings of at least one Public Benefit?

- Enhances economic vitality of the village ___Yes___No
- Enhances and improves a culturally or historically important structure? ___Yes___No
- Promotes development of the downtown, providing for efficiency, safety, and greater sense of community? ___Yes___No
- Increases residential housing units in downtown? ___Yes___No

The Application was:	() GRANTED () DENIED
Substantial Rehabilitation Tax Relief Incentive granted for (up to 5 years beginning with completion of rehab)	Years
Tax Relief Incentive for New Residential Units granted for (up to an additional 2 years, 4 years if affordable housing)	Years
Tax Relief Incentive for Rehabilitation of Historic Places in accordance with the U.S. Secretary of Interiors Standards for Rehabilitation for (up to additional 4 years)	Years
Total	Years

IF DENIED, REASON(S) FOR DENIAL

Number of Yea: _____ Number of Nay: _____

Follow Up Letters Sent to:

- Applicant/Owner
- Assessing Department
- Economic Development
- Planning Department
- City Manager's Office
- Finance Department

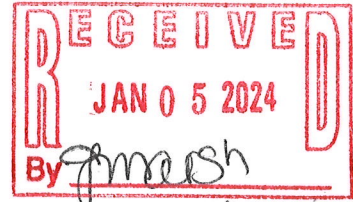
COVENANTS

Completed By: _____ Date: _____

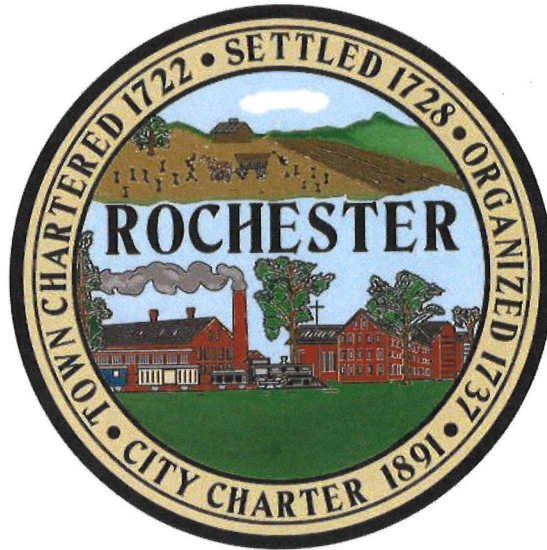
Filed at Strafford County: _____ Date: _____

Copies to:

- Assessing Dept
- Finance Dept
- In File



final draft.



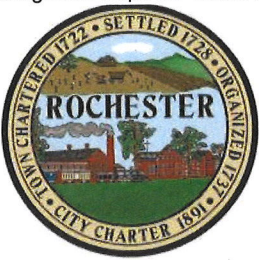
City of Rochester, New Hampshire

Community Revitalization Tax Relief Incentive

Instructions to the Applicant:

The following documents contain everything you need to complete your application for tax relief to revitalize your building. Please read everything carefully. The application materials are based upon the requirements set forth by NH RSA 79-E. You will need to fill out the application, take part in a public hearing with the City Council, and execute a covenant with the City. If you have any questions with the application, the process, or what to expect, please call Michael Scala, Economic Development Director, at 603-335-7595 or email michael.scala@rochesternh.net.

Thank you for your interest in the Community Revitalization Tax Relief Incentive. The City of Rochester wishes you the best of luck with your application and restoration project!



City of Rochester, New Hampshire

Economic Development Department
31 Wakefield Street, Rochester NH 03867

Community Revitalization Tax Relief (per RSA 79E)

Application must be accompanied by \$150 application fee payable to "City of Rochester"

Date of Preparation: 12/18/23

Property information

Property address/location: 135 North Main St, Rochester NH 03867

Name of building (if any): Nomain Kingdom

Tax map & lot #: 0121-0346 Year built: 1920

Square Footage: 2536 Condition: Extremely Poor

Zoning: DTC Vacant, how long: Commercial(5+ years), Residential(2Yrs)

Is this structure eligible or listed on the State or National Register of Historic Places, or located in a local, state or federal Historic District?

Name of District: Downtown

Existing Uses (describe current use, unit type/size, # floors, # employees. Add additional pages if needed):
See attached addendum.

Change of Use?: Yes to a total of 4 residential units

Property Owner

Name (include name of individual): Andy Yau

Company: NoMain Kingdom LLC

Mailing address: P.O Box 1324, Rochester NH 03866

Telephone #: 6465251672 Email: Andycyau@gmail.com

Applicant or Agent Contact:

Name (include name of individual): Andy Yau

Company: Nomain Kingdom LLC

Mailing address: P.O Box 1324, Rochester NH 03866

Telephone #: 646-525-1672 Email: andycyau@gmail.com

EXHIBIT

Proposed Project Information

Name of Architect (if known): N/A

Name of Licensed Contractor (if known): Albert Leeman Will the

project include rehabilitation of residential units? Yes No If yes, how many 4

Are the residential units defined as "affordable"?

(The current affordable rents in the City of Rochester are available at [NH-Housing-Rental-Survey-Report-2021.pdf \(nhhfa.org\)](#))

Describe the commercial space, square footage, uses and conditions (add additional pages if needed):

1 Commercial unit : Needs to be completely rehabilitated. Has been vacant for years.
Size: 1150 SF. Uses: Office or retail use. It was previously a barbershop. To be converted to a 3 bedroom residential unit.

Please describe in detail the public benefits associated with this project? You may attach pages to the

application for this and the following question. (RSA 79-E:7)

See attached

Explain the project in your own words:

See attached

Pre-Rehabilitation Ad Velorum Tax Valuation \$ 133,800.00

Please obtain a Property Record Card from the Rochester Assessing Department, and include a copy with the application.

Does the estimated cost of rehabilitation exceed 15% of pre-rehabilitation valuation, or

\$75,000, whichever is lower? 339.31

Note: This program is available for projects where the rehabilitation cost equals or exceeds 15% of the pre-rehabilitation assessed valuation or \$75,000, whichever is lower. If your project does not meet this standard, it is not eligible for Tax Relief under RSA 79e.

Project costs

Describe work that will constitute the substantial rehabilitation and estimated/projected costs.

Historic Restoration: N/A Cost: \$ 0

Sustainability/Efficiency: Sprayfoam& minisplits Cost: \$ \$40,500.00

Interior Alterations: Complete renovation throughout Cost: \$ 318,500.00

Exterior Alterations: stairs & siding & curb appeal Cost: \$ 25,000.00

Structural: N/A Cost: \$ 0

Electrical: Complete Rewire Cost: \$ 20,000.00

Plumbing: Complete plumbing Cost: \$ 10,000.00

Mechanical: N/A Cost: \$ 0

Safety/Fire Protection: Sprinklers & Water Line Cost: \$ 40,000.00

Other: N/A Cost: \$ 0

Expected construction dates. Start: 04/01/24; Finish: 12/31/24

Total project cost: \$ 454,000.00

Please attach written estimates whenever possible.

Will any state or federal grants or funds be used in this project?

If yes, please provide information in detail on an additional sheet.

Note: The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

Other Approvals and Information

Please include the scheduled date of review or attach the **Notice of Decision** as appropriate:

Project Narrative or Letter of Intent to Planning: Project Narrative Date: 02/03/23

Historic District Review: N/A Date: N/A

(Required only if replacing a qualified structure)

Other (please specify): Minor Site Plan Approval Date: 04/27/23

Application Checklist

(Applications are not complete, and review will not be scheduled, until all supporting items are delivered)

- Completed Application form with signatures.
- Application Fee made payable to City of Rochester
- ~~Documentation and photos of Historic Information~~
- Copy of Property Record Card
- Description of Public Benefit
- Site plans, diagrams, elevations associated with the Project
- Cost Estimates associated with the Project
- ~~Documentation of State or Federal Funds~~
- Notice of Decision for Other Reviews
- Request for Tax Relief

Request for Community Revitalization Tax Relief

- Substantial Rehabilitation Tax Relief Incentive (Up to 5 Years)
- Additional Tax Relief Incentive for New Residential Units (Up to 2 Years)
- Additional Tax Relief Incentive for Affordable Housing (Up to 4 Years)
- Additional Tax Relief for rehabilitation of historic places* (Up to 4 Years)

* Rehabilitation in accordance with the in accordance with Secretary of Interior's Standards for Rehabilitation.

Please explain your request for the above tax relief categories. You may attach an additional sheet. See attached


Submission of Application

This application must be signed by the property owner. Please submit an electronic version and /or a complete package of information to:

Rochester Community & Economic Development
Mail: 31 Wakefield St, Rochester, NH 03867
michael.scala@rochesternh.net

A \$150.00 application fee (payable to "City of Rochester") must be submitted in order for this application to be considered complete. Please follow up at 603-335-7522 to insure all information and payments have been received.

I (we) hereby submit this application under the Community Revitalization Tax Relief Incentive Statute (NH RSA 79-E) and attest that to the best of my (our) knowledge all of the information herein and in the accompanying materials is true and accurate. I (we) have reviewed the statute and understand that: a) there will be a public review process and public hearing to evaluate the merits of this application; b) I (we) will need to enter into a covenant with the City; and c) I (we) may be required to pay reasonable expenses associated with the creation and recording of the covenant to the Strafford County Registry of Deeds.

Signature of property owner (1):  _____
DocuSigned by: 06F6E6BEFFC44CB...

Printed Name: Andy Yau Date: 12/18/23

Signature of property owner (2): _____

Printed Name: _____ Date: _____

ATTACHMENT I
City of Rochester RSA 79e Application

The Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places.

- 1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project, shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ATTACHMENT II
City of Rochester RSA 79e Application

TITLE V
TAXATION

CHAPTER 79-E

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

Section 79-E:1

79-E:1 Declaration of Public Benefit. –

I. It is declared to be a public benefit to enhance downtowns and town centers with respect to economic activity, cultural and historic character, sense of community, and in-town residential uses that contribute to economic and social vitality.

II. It is further declared to be a public benefit to encourage the rehabilitation of the many underutilized structures in urban and town centers as a means of encouraging growth of economic, residential, and municipal uses in a more compact pattern, in accordance with RSA 9-B.

II-a. In instances where a qualifying structure is determined to possess no significant historical, cultural, or architectural value and for which the governing body makes a specific finding that rehabilitation would not achieve one or more of the public benefits established in RSA 79-E:7 to the same degree as the replacement of the underutilized structure with a new structure, the tax relief incentives provided under this chapter may be extended to the replacement of an underutilized structure in accordance with the provisions of this chapter.

II-b. It is further declared to be a public benefit to encourage the rehabilitation of historic structures in a municipality by increasing energy efficiency in the preservation and reuse of existing building stock.

III. Short-term property assessment tax relief and a related covenant to protect public benefit as provided under this chapter are considered to provide a demonstrated public benefit if they encourage substantial rehabilitation and use of qualifying structures, or in certain cases, the replacement of a qualifying structure, as defined in this chapter.

Source. 2006, 167:1. 2009, 200:3, 4, eff. July 15, 2009. 2013, 78:1, eff. April 1, 2013.

Section 79-E:2

79-E:2 Definitions. – In this chapter:

I. "Historic structure" means a building that is listed on or determined eligible for listing on the National Register of Historic Places or the state register of historic places.

II. "Qualifying structure" means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town.

III. "Replacement" means the demolition or removal of a qualifying structure and the construction of a new structure on the same lot.

IV. "Substantial rehabilitation" means rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation or at least \$75,000, whichever is less. In addition, in the case of historic structures, substantial rehabilitation means devoting a portion of the total cost, in the amount of at least 10 percent of the pre-rehabilitation assessed valuation or at least \$5,000, whichever is less, to energy efficiency in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation. Cities or towns may further limit "substantial rehabilitation" according to the procedure in RSA 79-E:3 as meaning rehabilitation which costs a percentage greater than 15 percent of pre-rehabilitation assessed valuation or an amount greater than \$75,000 based on local economic conditions, community character, and local planning and development goals.

V. "Tax increment finance district" means any district established in accordance with the provisions of RSA 162-K.

VI. "Tax relief" means:

(a) For a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a qualifying structure shall not increase as a result of the substantial rehabilitation thereof.

(b) For the replacement of a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a replacement structure shall not exceed the property tax on the replaced qualifying structure as a result of the replacement thereof.

(c) For a qualifying structure which is a building destroyed by fire or act of nature, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on such qualifying structure shall not exceed the tax on the assessed value of the structure that would have existed had the structure not been destroyed.

VII. "Tax relief period" means the finite period of time during which the tax relief will be effective, as determined by a local governing body pursuant to RSA 79-E:5.

Source. 2006, 167:1. 2009, 200:5-7. 2010, 329:1, 2. 2011, 237:1, 2, eff. July 5, 2011. 2013, 78:2, eff. April 1, 2013.

Section 79-E:3

79-E:3 Adoption of Community Revitalization Tax Relief Incentive Program –

I. Any city or town may adopt or modify the provisions of this chapter by voting whether to accept for consideration or modify requirements for requests for community revitalization tax relief incentives. Any city or town may do so by following the procedures in this section.

II. In a town, other than a town that has adopted a charter pursuant to RSA 49-D, the question shall be placed on the warrant of a special or annual town meeting, by the governing body or by petition under RSA 39:3.

III. In a city or town that has adopted a charter under RSA 49-C or RSA 49-D, the legislative body may consider and act upon the question in accordance with its normal procedures for passage of resolutions, ordinances, and other legislation. In the alternative, the legislative body of such municipality may vote to place the question on the official ballot for any regular municipal election.

IV. If a majority of those voting on the question vote "yes," applications for community revitalization tax relief incentives may be accepted and considered by the local governing body at any time thereafter, subject to the provisions of paragraph VI of this section.

V. If the question is not approved, the question may later be voted on according to the provisions of paragraph II or III of this section, whichever applies.

VI. The local governing body of any town or city that has adopted this program may consider rescinding its action in the manner described in paragraph II or III of this section, whichever applies. A vote terminating the acceptance and consideration of such applications shall have no effect on incentives previously granted by the city or town, nor shall it terminate consideration of applications submitted prior to the date of such vote.

Source. 2006, 167:1. 2010, 329:3, eff. July 20, 2010.

Section 79-E:4

79-E:4 Community Revitalization Tax Relief Incentive. –

I. An owner of a qualifying structure who intends to substantially rehabilitate or replace such structure may apply to the governing body of the municipality in which the property is located for tax relief. The applicant shall include the address of the property, a description of the intended rehabilitation or replacement, any changes in use of the property resulting from the rehabilitation or replacement, and an application fee.

I-a. In order to assist the governing body with the review and evaluation of an application for replacement of a qualifying structure, an owner shall submit to the governing body as part of the application, a New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian and a letter issued by the local heritage commission and if the qualifying structure is located within a designated historic district established in accordance with RSA 674:46, a letter from the historic district commission or, if such local commissions are not established, a letter issued by the New Hampshire division of historical resources that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted.

II. Upon receipt of an application, the governing body shall hold a duly noticed public hearing to take place no later than 60 days from receipt of the application, to determine whether the structure at issue is a qualifying structure; whether any proposed rehabilitation qualifies as substantial rehabilitation; and whether there is a public benefit to granting the requested tax relief and, if so, for what duration.

III. No later than 45 days after the public hearing, the governing body shall render a decision granting or denying the requested tax relief and, if so granting, establishing the tax relief period.

IV. (a) The governing body may grant the tax relief, provided:

- (1) The governing body finds a public benefit under RSA 79-E:7; and
- (2) The specific public benefit is preserved through a covenant under RSA 79-E:8; and
- (3) The governing body finds that the proposed use is consistent with the municipality's master plan or development regulations; and
- (4) In the case of a replacement, the governing body specifically finds that the local heritage commission or historic district commission or, if such local commissions are not established, the New Hampshire division of historical resources has determined that the replaced qualifying structure does not possess significant historical, cultural, or architectural value, the replacement of the qualifying structure will achieve one or more of the public benefits identified in RSA 79-E:7 to a greater degree than the renovation of the underutilized structure, and the historical, cultural, or architectural resources in the community will not be adversely affected by the replacement. In connection with these findings, the governing body may request that the division of historical resources conduct a technical evaluation in order to satisfy the governing body that historical resources will not be adversely affected.

(b) If the governing body grants the tax relief, the governing body shall identify the specific public benefit achieved under RSA 79-E:7, and shall determine the precise terms and duration of the covenant to preserve the public benefit under RSA 79-E:8.

V. If the governing body, in its discretion, denies the application for tax relief, such denial shall be accompanied by a written explanation. The governing body's decision may be appealed either to the board of tax and land appeals or the superior court in the same manner as provided for appeals of current use classification pursuant to RSA 79-A:9 or 79-A:11 provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith or discrimination.

VI. Municipalities shall have no obligation to grant an application for tax relief for properties located within tax increment finance districts when the governing body determines, in its sole discretion, that the granting of tax relief will impede, reduce, or negatively affect:

- (a) The development program or financing plans for such tax increment finance districts; or
- (b) The ability to satisfy or expedite repayment of debt service obligations incurred for a tax increment

financing district; or

(c) The ability to satisfy program administration, operating, or maintenance expenses within a tax increment financing district.

Source. 2006, 167:1. 2009, 200:8-11, eff. July 15, 2009.

Section 79-E:5

79-E:5 Duration of Tax Relief Period. –

I. The governing body may grant such tax assessment relief for a period of up to 5 years, beginning with the completion of the substantial rehabilitation.

I-a. For the approval of a replacement of a qualifying structure, the governing body may grant such tax assessment relief for a period of up to 5 years, beginning only upon the completion of construction of the replacement structure. The governing body may, in its discretion, extend such additional years of tax relief as provided for under this section, provided that no such additional years of tax relief may be provided prior to the completion of construction of the replacement structure. The municipal tax assessment of the replacement structure and the property on which it is located shall not increase or decrease in the period between the approval by the governing body of tax relief for the replacement structure and the time the owner completes construction of the replacement structure and grants to the municipality the covenant to protect the public benefit as required by this chapter. The governing body may not grant any tax assessment relief under this chapter with respect to property and structures for which an election has been made for property appraisal under RSA 75:1-a.

II. The governing body may, in its discretion, add up to an additional 2 years of tax relief for a project that results in new residential units and up to 4 years for a project that includes affordable housing.

III. The governing body may, in its discretion, add up to an additional 4 years of tax relief for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or is located within and important to a locally designated historic district, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

IV. The governing body may adopt local guidelines to assist it in determining the appropriate duration of the tax assessment relief period.

Source. 2006, 167:1. 2009, 200:12. 2010, 329:4, eff. July 20, 2010.

Section 79-E:6

79-E:6 Resumption of Full Tax Liability. – Upon expiration of the tax relief period, the property shall be taxed at its market value in accordance with RSA 75:1.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:7

79-E:7 Public Benefit. – In order to qualify for tax relief under this chapter, the proposed substantial rehabilitation must provide at least one of the public benefits, and the proposed replacement must provide one or more of the public benefits to a greater degree than would a substantial rehabilitation of the same qualifying structure, as follows:

I. It enhances the economic vitality of the downtown;

II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;

II-a. It promotes the preservation and reuse of existing building stock throughout a municipality by the

rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.

III. It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or

IV. It increases residential housing in urban or town centers.

Source. 2006, 167:1. 2009, 200:13, eff. July 15, 2009. 2013, 78:3, eff. April 1, 2013.

Section 79-E:7-a

79-E:7-a Public Benefit Determinations. – Cities or towns may adopt according to the procedure in RSA 79-E:3 provisions that further define the public benefits enumerated in RSA 79-E:7 to assist the governing body in evaluating applications made under this chapter based on local economic conditions, community character, and local planning and development goals.

Source. 2010, 329:5, eff. July 20, 2010.

Section 79-E:8

79-E:8 Covenant to Protect Public Benefit. –

I. Tax relief for the substantial rehabilitation or replacement of a qualifying structure shall be effective only after a property owner grants to the municipality a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and as otherwise provided in this chapter.

II. The covenant shall be coextensive with the tax relief period. The covenant may, if required by the governing body, be effective for a period of time up to twice the duration of the tax relief period.

III. The covenant shall include provisions requiring the property owner to obtain casualty insurance, and flood insurance if appropriate. The covenant may include, at the governing body's sole discretion, a lien against proceeds from casualty and flood insurance claims for the purpose of ensuring proper restoration or demolition of damaged structures and property. If the property owner has not begun the process of restoration, rebuilding, or demolition of such structure within one year following damage or destruction, the property owner shall be subject to the termination of provisions set forth in RSA 79-E:9, I.

IV. The local governing body shall provide for the recording of the covenant to protect public benefit with the registry of deeds. It shall be a burden upon the property and shall bind all transferees and assignees of such property.

V. The applicant shall pay any reasonable expenses incurred by the municipality in the drafting, review, and/or execution of the covenant. The applicant also shall be responsible for the cost of recording the covenant.

Source. 2006, 167:1. 2009, 200:14, eff. July 15, 2009.

Section 79-E:9

79-E:9 Termination of Covenant; Reduction of Tax Relief; Penalty. –

I. If the owner fails to maintain or utilize the building according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction as provided in RSA 79-E:8, III, the governing body shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the rehabilitation or replacement has been diminished and shall determine whether to terminate or reduce the tax relief period in accordance with such determination. If the covenant is terminated, the governing body shall assess all taxes to the owner as though no tax relief was granted, with interest in accordance with paragraph II.

II. Any tax payment required under paragraph I shall be payable according to the following procedure:

(a) The commissioner of the department of revenue administration shall prescribe and issue forms to the

local assessing officials for the payment due, which shall provide a description of the property, the market value assessment according to RSA 75:1, and the amount payable.

(b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the payment along with a special tax warrant authorizing the collector to collect the payment under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

(c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of payment.

(d) Payment shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any amount not paid within the 30-day period. Interest at 12 percent per annum shall be charged upon all taxes that would have been due and payable on or before December 1 of each tax year as if no tax relief had been granted.

Source. 2006, 167:1. 2009, 200:15, eff. July 15, 2009.

Section 79-E:10

79-E:10 Lien for Unpaid Taxes. – The real estate of every person shall be held for the taxes levied pursuant to RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:11

79-E:11 Enforcement. – All taxes levied pursuant to RSA 79-E:9 which are not paid when due shall be collected in the same manner as provided in RSA 80.

Source. 2006, 167:1. 2007, 42:3, eff. July 20, 2007.

Section 79-E:12

79-E:12 Rulemaking. – The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to the payment and collection procedures under RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:13

79-E:13 Extent of Tax Relief. –

I. (a) Tax relief granted under this chapter shall pertain only to assessment increases attributable to the substantial rehabilitation performed under the conditions approved by the governing body and not to those increases attributable to other factors including but not limited to market forces; or

(b) Tax relief granted under this chapter shall be calculated on the value in excess of the original assessed value. Original assessed value shall mean the value of the qualifying structure assessed at the time the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect public benefit as required in this chapter, provided that for a qualifying structure which is a building destroyed by fire or act of nature, original assessed value shall mean the value as of the date of approval of the application for tax relief of the qualifying structure that would have existed had the structure not been destroyed.

II. The tax relief granted under this chapter shall only apply to substantial rehabilitation or replacement that commences after the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect the public benefit as required in this chapter, provided that in the case of a

qualifying structure which is a building destroyed by fire or act of nature, and which occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town, the tax relief may apply to such qualifying structure for which replacement has begun, but which has not been completed, on the date the application for relief under this chapter is approved.

Source. 2006, 167:1. 2010, 329:6. 2011, 237:3, eff. July 5, 2011.

Section 79-E:14

79-E:14 Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

Source. 2006, 167:1, eff. April 1, 2006.

Community Revitalization Tax Relief Incentive Additional Information

Existing Uses:

135 North Main St, Rochester NH 03867

2 Residential Units that are approximately 600 square feet each. Consists of a total of 4 rooms. Both residential units are located on the top second floor.

1 Commercial Unit that consists of 1150 Square Feet. It used to be occupied by a barbershop many years ago. It can be used as retail space or office space. The commercial unit is located on the lower first level.

3 Total Units. Three Stories.

Describe the commercial space, square footage, uses and conditions:

135 North Main St, Rochester NH 03867

Commercial unit 1: Needs to be completely rehabilitated.

Has been vacant for years. Size: 1150 SF

Uses: Office or retail use. It was previously a barbershop

To be converted into a 3 bedroom residential unit

135 N.Main, Rochester NH Public Benefits

Please describe in detail the public benefits associated with this project?:

The proposed real estate development project offers several public benefits, including:

1. **Redevelopment of distressed and under utilized properties:**
The dilapidated and distressed look of the buildings, coupled with the underutilized property, is adversely impacting the aesthetic appeal of the vicinity near downtown Rochester. This redevelopment initiative seeks to revitalize the area, aiming to enhance its visual appeal and create a more desirable living space.
The project involves the conversion of long-vacant, run-down commercial units into modern and revitalized residential units. Notably, situated immediately upon crossing the Cocheco Arched bridge.
2. **Support for the town's Great American Design Charette(GAP) plan:** The project supports the town's plans for expanding the boardwalk, improving downtown, and contributing to the overall development and growth of Rochester.
3. **Increased housing opportunities:** By converting the previously vacant commercial unit into a residential unit and completing the third level, the project will provide new housing options for additional 2 families, and housing for a total of 4 families.
4. **Improved access to recreational amenities:** The utilization of the space near the Cocheco river will provide tenants with access to the river, making it more lively and offering additional recreational opportunities.

These benefits demonstrate the positive impact this project will have on the area and the town as a whole, contributing to the gentrification and revitalization efforts, and improving the quality of life for the residents.

Explain the project in your own words:

The project located at 135 North Main St, Rochester, New Hampshire, centers around the revitalization of a currently dilapidated, mixed-use building comprising three units. Situated in the downtown area, this project aims to be an overall improvement of the locality. The building, which currently houses a lower-level commercial unit and two residential units on the second floor, will undergo significant enhancements to enhance the aesthetic appeal and contribute to the area's rejuvenation.

The proposed changes include converting the lower-level commercial unit into a spacious 3-bedroom residence with 1150 square feet, featuring a strategically positioned living room with views overlooking the Cocheco River. The second floor will consist of two residential units—one with 2 bedrooms and the other with 1 bedroom—while the third floor will be transformed into a single-bedroom unit with a living room facing the river. This redesign will result in a total of four units, representing an increase from the original 3 units.

Another key to the project's vision is a commitment to energy efficiency. The building will be equipped with efficient features such as efficient heat pumps and spray foam insulation, aligning with contemporary sustainability standards. By elevating the aesthetic and functional aspects of the property while incorporating energy-efficient technologies, the project aims to not only enhance the living experience for residents but also contribute positively to the economic and visual appeal of the downtown area.

Request for Tax Relief

Please explain your request for the above tax relief categories. You may attach an additional sheet.

I am submitting this application to request Community Revitalization Tax Relief for my project at 135 North Main St, Rochester, New Hampshire. The proposed incentives are outlined as follows:

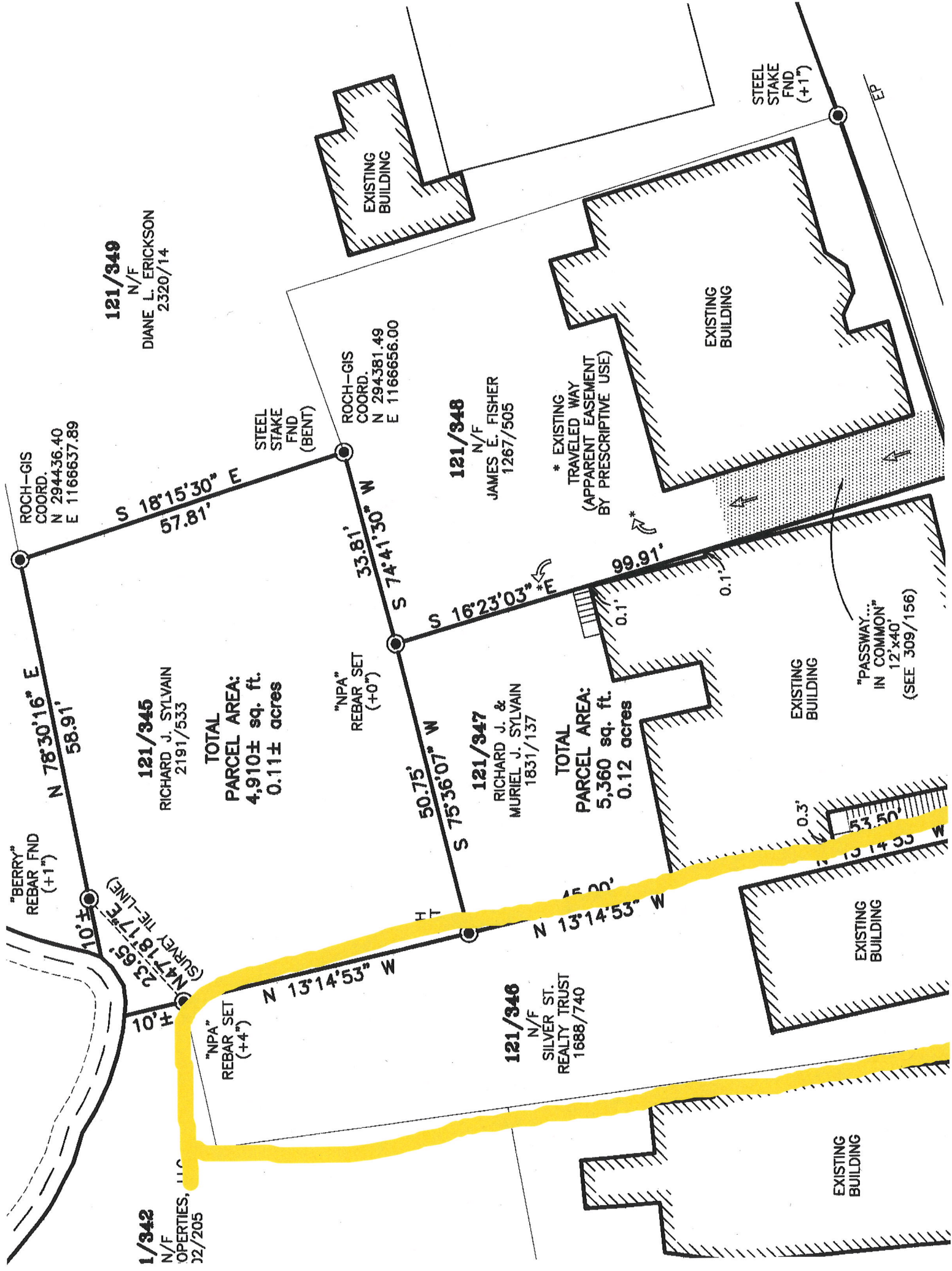
- Substantial Rehabilitation Tax Relief Incentive: Up to 5 years
- Additional Tax Relief Incentive for New Residential Units: Up to 2 years

This comprehensive package of incentives, totaling 7 years, is sought in conjunction with my project, which involves the conversion of a commercial unit and the third floor into two new residential units. Notably, this redevelopment entails a significant investment, with expenditures reaching 328% of the rehabilitation value.

The escalation of construction costs, compounded by factors such as inflation and labor expenses, has substantially increased the project budget, posing financial challenges that impact its overall feasibility. Consequently, I am seeking tax relief to mitigate these challenges and enhance the project's financial viability over the long term.

The building, unoccupied for the past two years, with the commercial unit vacant for over five years, underscores the urgent need for revitalization. The current construction costs are daunting, and tax relief is crucial to alleviating the financial burden associated with this endeavor. Without the proposed tax incentives, the completion of the project would be deemed financially tough.

As I navigate an existing substantial mortgage, along with the financial responsibilities of property taxes, insurance, and potential construction loan costs, the relief provided by the tax incentives is pivotal for the successful realization of this revitalization effort. Your support in granting this tax relief will not only facilitate the rejuvenation of a neglected property but also contribute significantly to the economic and aesthetic enhancement of the downtown area.



1/342
N/F
OPERITIES, LLC
02/205

121/345
RICHARD J. SYLVAIN
2191/533

**TOTAL
PARCEL AREA:**
4,910± sq. ft.
0.11± acres

121/346
N/F
SILVER ST.
REALTY TRUST
1688/740

121/347
RICHARD J. &
MURIEL J. SYLVAIN
1831/137

**TOTAL
PARCEL AREA:**
5,360 sq. ft.
0.12 acres

121/348
N/F
JAMES E. FISHER
1267/505

* EXISTING
TRAVELED WAY
(APPARENT EASEMENT
BY PRESCRIPTIVE USE)

121/349
N/F
DIANE L. ERICKSON
2320/14

ROCH-GIS
COORD.
N 294381.49
E 1166656.00

ROCH-GIS
COORD.
N 294436.40
E 1166637.89

"NPA"
REBAR SET
(+4")

"NPA"
REBAR SET
(+0")

STEEL
STAKE
FND
(BENT)

STEEL
STAKE
FND
(+1")

"PASSWAY...
IN COMMON"
12'x40'
(SEE 309/156)

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EP

"BERRY"
REBAR FND
(+1")

10.4'

23.65'
N47°18'17"E
(SURVEY TIE-LINE)

±0.0'

N 13°14'53" W

N 13°14'53" W

S 75°36'07" W

S 74°41'30" W

S 18°15'30" E
57.81'

33.81'

S 16°23'03" E
99.91'

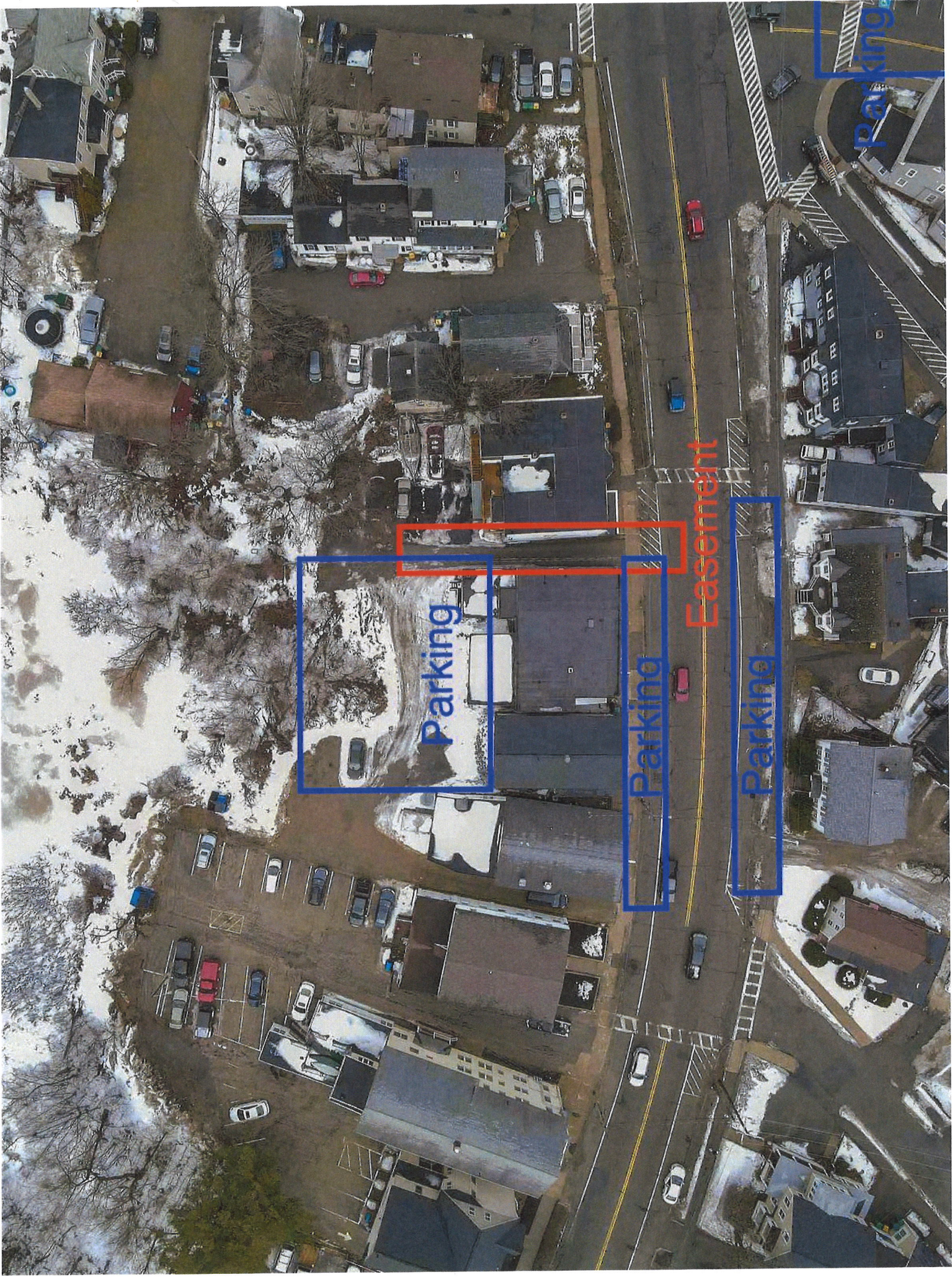
0.1'

0.1'

0.3'

33.50'

13'14'53" W



Parking

Parking

Parking

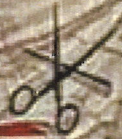
Easement

Parking





BARBER SHOP
785-1322



E-Doc # 220001728
Book 5003 Page 1009

01/31/2022 01:49:44 PM
Page 1 of 3

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA193020 25.00
TRANS TAX ST857249 5,894.00

Warranty Deed

Ravi Jignasha Realty LLC, incorrectly identified in the prior deed as Ravi Jignasha Realty LLC a New Hampshire Limited Liability Company of 26 Shakespeare Road, Rochester, New Hampshire 03839 for consideration paid, grant to Nomain Kingdom, LLC, a New Hampshire Limited Liability Company of 875 Greenland Road #B-9, Portsmouth, New Hampshire 03801, **WARRANTY COVENANTS,**

TRACT I:

A certain tract or parcel of land, together with any buildings and improvements thereon, situate on the northerly side of North Main Street in Rochester, Strafford County, New Hampshire, and shown as Tax Map 121, Lot 347 (incorrectly stated on prior deed and Plan 66-30 as Lot 346) on plan entitled "Plan of Land, North Main Street, Rochester, N.H. for Richard J. and Muriel J. Sylvain" drawn by Norway Plains Associates, Inc., dated June, 2002, recorded at the Strafford County Registry of Deeds as Plan 85-74, more particularly bounded and described as follows:

Beginning at a 1/2" iron pin on the northerly side of North Main Street, said point marking the southeasterly corner of land now or formerly of Silver St. Realty Trust, and the southwesterly corner of the premises herein described; then running N 13° 14' 53" W along land now or formerly of the Silver St. Realty Trust a distance of ninety-eight and fifty hundredths (98.50') feet, more or less, to a drill hole at land now or formerly of Richard J. Sylvain; then turning and running N 75° 36' 07" E along land now or formerly of Richard J. Sylvain a distance of fifty and seventy-five hundredths (50.75) feet, more or less, to a "NPA" rebar and land now or formerly of James E. Fischer; then turning and running S 16° 23' 03" E along land now or formerly of Fischer a distance of ninety-nine and ninety-one hundredths (99.91') feet, more or less, to a point on the northerly side of North Main Street; then turning and running along the northerly side of North Main Street along a curve to the right having a radius of 955.00 feet, a distance of fifty-six and twenty-three hundredths (56.23') feet, more or less, to the point of beginning. Containing 5,360 square feet (0.12 acres) more or less.

sement

Together with a right of passway to be used in common with the owner of property abutting the above described premises to the east, and said property owner's heirs and assigns, over the twelve foot strip or tract of land lying between the above described premises herein conveyed and the westerly sideline of the house on said abutting (to the east) property.

TRACT II:

A certain tract or parcel of land situate off the northerly side of North Main Street in Rochester, Strafford County, New Hampshire, and shown as Tax Map 121, Lot 345 on plan entitled "Plan of Land, North Main Street, Rochester, N.H. for Richard J. & Muriel J. Sylvain" drawn by Norway Plains Associates, Inc., dated June 2002, to be recorded at the Strafford County Registry of Deeds, more particularly bounded and described as follows:

Beginning at a drill hole off the northerly side of North Main Street, said point being approximately 98.50 feet N 13° 14' 53" W a distance of 98.50 feet from a 1/2" iron pin on the northerly side of North Main Street marking the southeasterly corner of land now or formerly of the Silver St. Realty Trust and the southwesterly corner of land now or formerly of Richard J. and Muriel J. Sylvain; then running N 13° 14' 53" W along land now or formerly of the Silver St. Realty Trust a distance of fifty and no hundredths (50.00') feet, more or less, to a "NPA" rebar and land now or formerly of A&E Properties, LLC; then turning and running in a general northwesterly direction along land now or formerly of A&E Properties, LLC a distance of ten (10') feet, more or less, to a point on the southerly shore of the Cocheco River; then turning and running in an easterly direction along the shore of the Cocheco River to a point at land now or formerly of Steven W. and Joan M. Noel; then turning and running in a general easterly direction along land now or formerly of Noel for a distance of ten (10') feet, more or less, to a "Berry" rebar; then turning and running N 78° 30' 16" E along land now or formerly of Noel a distance of fifty-eight and ninety-one hundredths (58.91') feet, more or less, to a "Berry" steel stake at land now or formerly of Fisher a distance of fifty-seven and eighty-one hundredths (57.81') feet, more or less, to a steel stake at land now or formerly of James E. Fisher; then turning and running S 74° 41' 30" W along land now or formerly of Fisher a distance of thirty-three and eight-one hundredths (33.81') feet, more or less, to a "NPA" rebar and land now or formerly of Richard J. and Muriel Sylvain; then turning and running S 75° 36' 07" W along land now or formerly of Sylvain a distance of fifty and seventy-five hundredths (50.75') feet, more or less, to the point of beginning.

Containing 4,910 square feet (0.11 acres), more or less.

Tract III:

A certain tract or parcel of land with the buildings thereon situate on the Northerly side of North Main Street in said Rochester, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning at said Street at the Southwesterly corner of land now or formerly of John Boivin; Thence running North 5° 30' East 150 feet by land of said Boivin and land now or formerly of Charles Evans to other land now or formerly of said Evans;

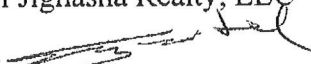
Thence turning and running in an Easterly direction by other land now or formerly of said Evans on a line until it hits a point 150 feet distant from North Main Street, said line running North 0° 4' East; Thence turning and running South on the course of said line by other land now or formerly of said Evans and land now or formerly of one Bilodeau for a distance of 150 feet to said North Main Street; Thence turning and running in a Westerly direction by said North Main Street for a distance of 40 feet to the point begun at.

Meaning and intending to convey the same premises conveyed to Ravi Jignasha Realty LLC (incorrectly recited as Ravi Jignasha Realty LLC), by deed from Jarnail and Joga Singh dated May 17, 2010 and recorded with the Strafford Registry of Deeds on May 18, 2010 at Book 3834, Page 178 and second deed from Edward R. Mone II to Ravi Jignasha Realty LLC dated April 30, 2012 and recorded at Book 4014, Page 66.

This is not homestead property.

Witness my/our hand(s) this ²⁸22nd day of December, 2021

Ravi Jignasha Realty, LLC

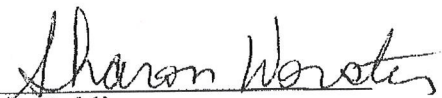
BY: 
Gautam Patel, Manager

State of New Hampshire
County of Strafford

²⁸On the 22nd day of December, 2021, before me, personally appeared, Ravi Jignasha Realty, LLC, By: Gautam Patel, Manager to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

My Commission Expires:




Notary Public:

Printed/Typed Name

SEAL



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex – First Floor
33 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.gov

Planning & Zoning
Conservation Commission
Historic District Commission
Arts & Culture Commission

Andy Yau
PO Box 1324
Rochester, NH 03866

Date: May 5, 2023

RE: **Application by Andy Yau for a Change of Use from Commercial to Residential at 129 & 135 North Main Street, Map 121 Lot 346&347.**

Dear Mr. Yau,

The Planning Department has reviewed your application dated February 3, 2023 for a proposed Change of Use from Commercial to Residential at 129 & 135 North Main Street.

Due to the number of units being converted, this proposal requires Minor Site Plan approval. The density and use of the property is permitted but further review is necessary. The application can be found below:

[Minor Site Plan Application Link](#)

The application will need to be submitted prior to moving forward with the proposed project. Please contact the Planning Department with any questions.

Sincerely,

Ryan O'Connor,
Senior Planner

cc: View Permit PN-23-13
File



PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex
33 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 330-0023
Web Site: www.rochesternh.net

Notice of Decision of Minor Site Review

Applicant:	Nomain Kingdom LLC; Andy Yau
Project location:	129 & 135 North Main Street
Type of project:	Change of Use; (Commercial to Residential)
Case #	121-346 & 347-DTC-23
Date of decision:	April 27, 2023

Dear Mr. Yau,

Your application for the proposed Change of Use to create additional dwelling units and remove the commercial uses at 129 & 135 North Main Street, has been **approved** by the Special Site Review Committee.

129 North Main Street (Tax Map 121 Lot 347) has been approved to be converted to six (6) dwelling units with no commercial units.

135 North Main Street (Tax Map 121 Lot 346) Has been approved to be converted to four (4) dwelling units with no commercial units.

The following conditions shall apply:


1. Available parking and travel lanes must be delineated at the rear of the property. This may be done by signage or striping. The purpose is to maintain a travel lane and access for emergency vehicles.
2. The dumpster to be installed must meet Site Plan Regulations, Section 9(D).
 - a. Disposal areas shall be fully enclosed and screened from the street and from abutting properties by a fence, a wall, vegetation, or another method to a height of 6 feet or, where a dumpster is used, 6 feet or 1 foot above the height of the dumpster, whichever is greater.
 - b. All dumpsters shall be placed on a suitable surface. When there will be intensive usage, the dumpster shall be located on a minimum 6-inch thick concrete pad
 - c. Solid waste facilities shall be strategically located in order to minimize visibility from the street; minimize visibility and the impact of odors, noise, and flyaway trash upon abutters; and allow for easy access and removal.
3. The property must comply with all Fire Department regulations, including the following:
 - a. Prior to occupancy of the additional units, a sprinkler and fire alarm system must be installed. Plans will be reviewed upon submittal.
 - b. Two-hour separation must exist between the different occupancy types. Please contact the Fire Department for and clarification.

- c. Primary and Secondary egress will be required for conversion of the attic space to a dwelling unit.
 - d. A Knox-Box may be requested for the property.
4. Prior to occupancy of the space, each building must be addressed and meet all E911 standards. Please coordinate with the Planning Department to readdress the property prior to building permit submittal.
 5. The City has requested a vegetative buffer be maintained between the properties and the river. This area is within the floodplain and vegetation may assist in stormwater management.
 6. Please coordinate with Economic Development regarding requirements for a 79E application. Note that the Assessing Department will need to inspect the property to obtain a current valuation.
 7. Other permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester's Building, Zoning and Licensing Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes. Finally, please contact the Department of Public Works for any stormwater, sewer, or water permits or fees that are required.

APPEAL PROCESS: Pursuant to RSA 677:15, an aggrieved party may appeal this decision to the Strafford County Superior Court within 30 days of the date the Board voted to approve or disapprove the application, or to the ZBA pursuant to RSA 676:5, III within 30 days of the date the Board made its decision.

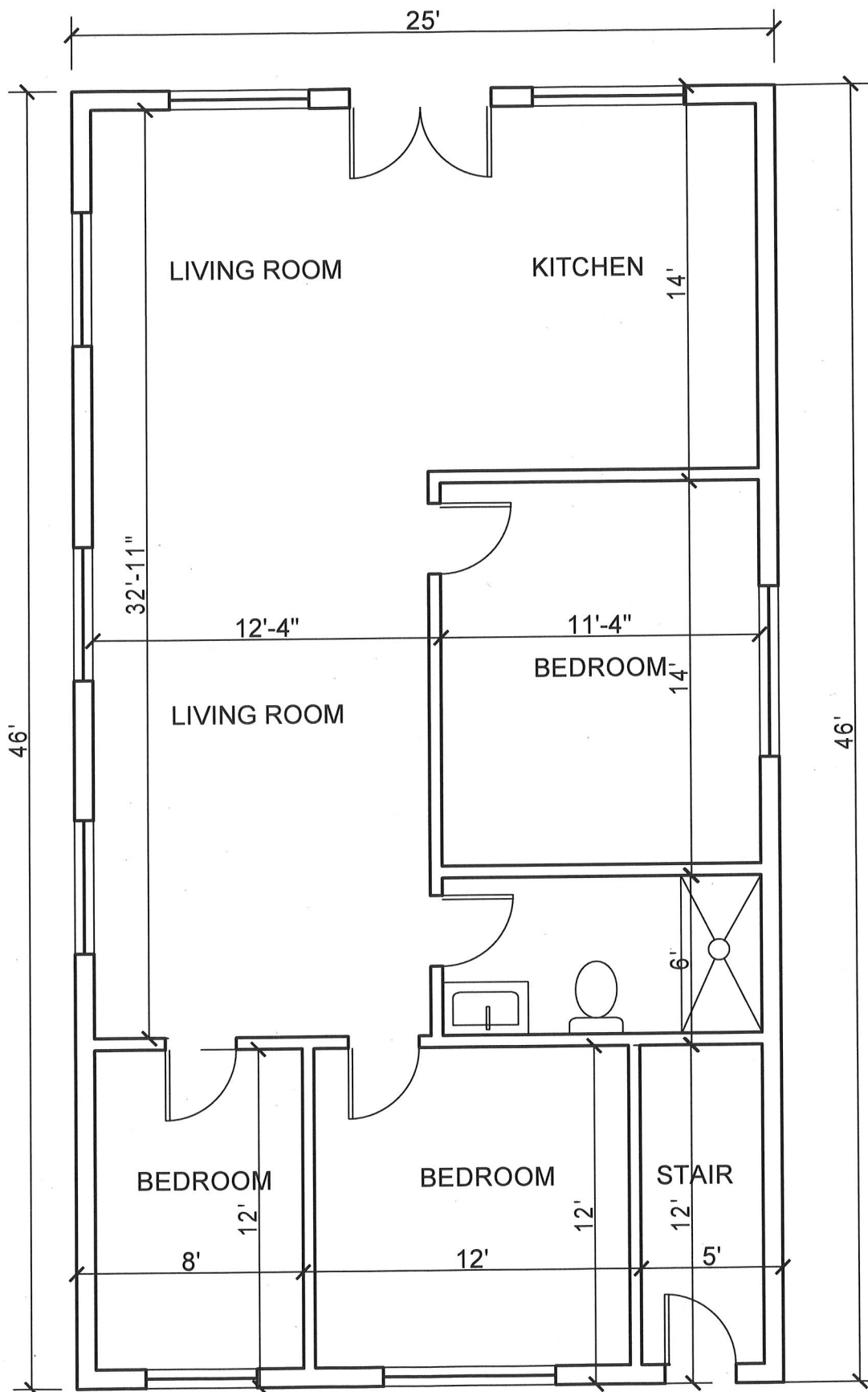
Thank you for working with City Staff through this process. If you have any questions, please contact the Planning Department (603-335-1338).

Sincerely,

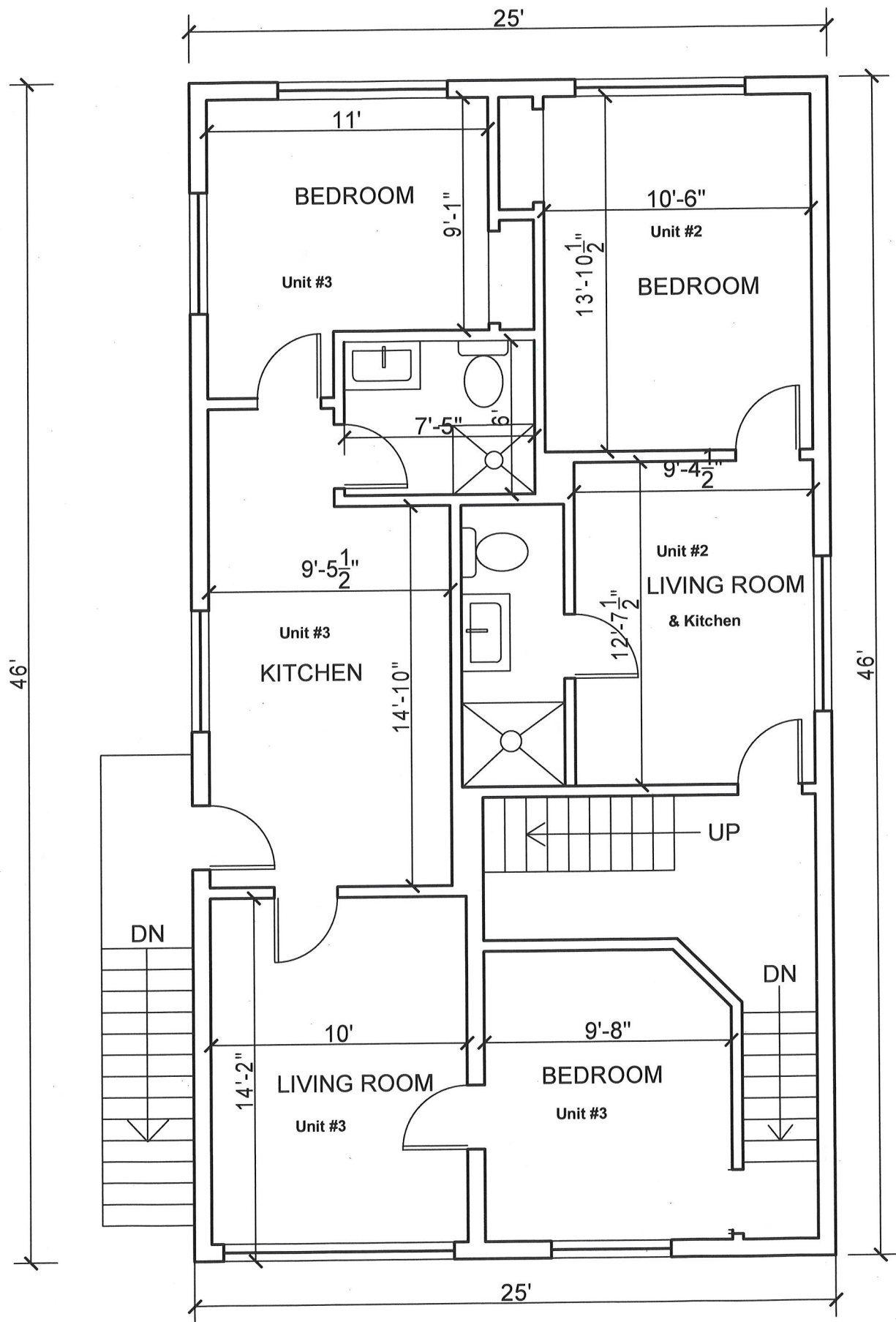


Ryan O'Connor,
Senior Planner

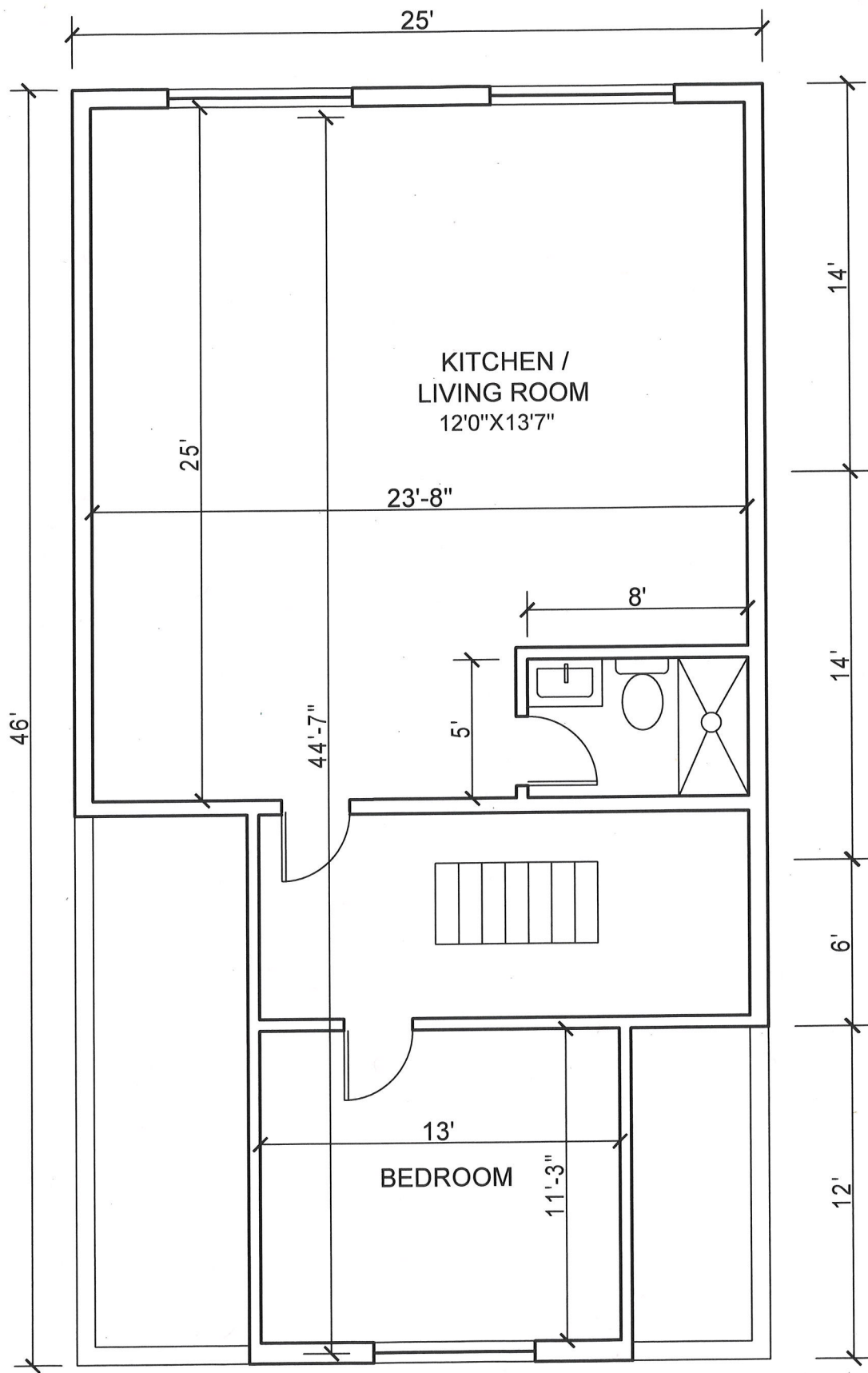
cc: File
SP-23-7



FIRST FLOOR

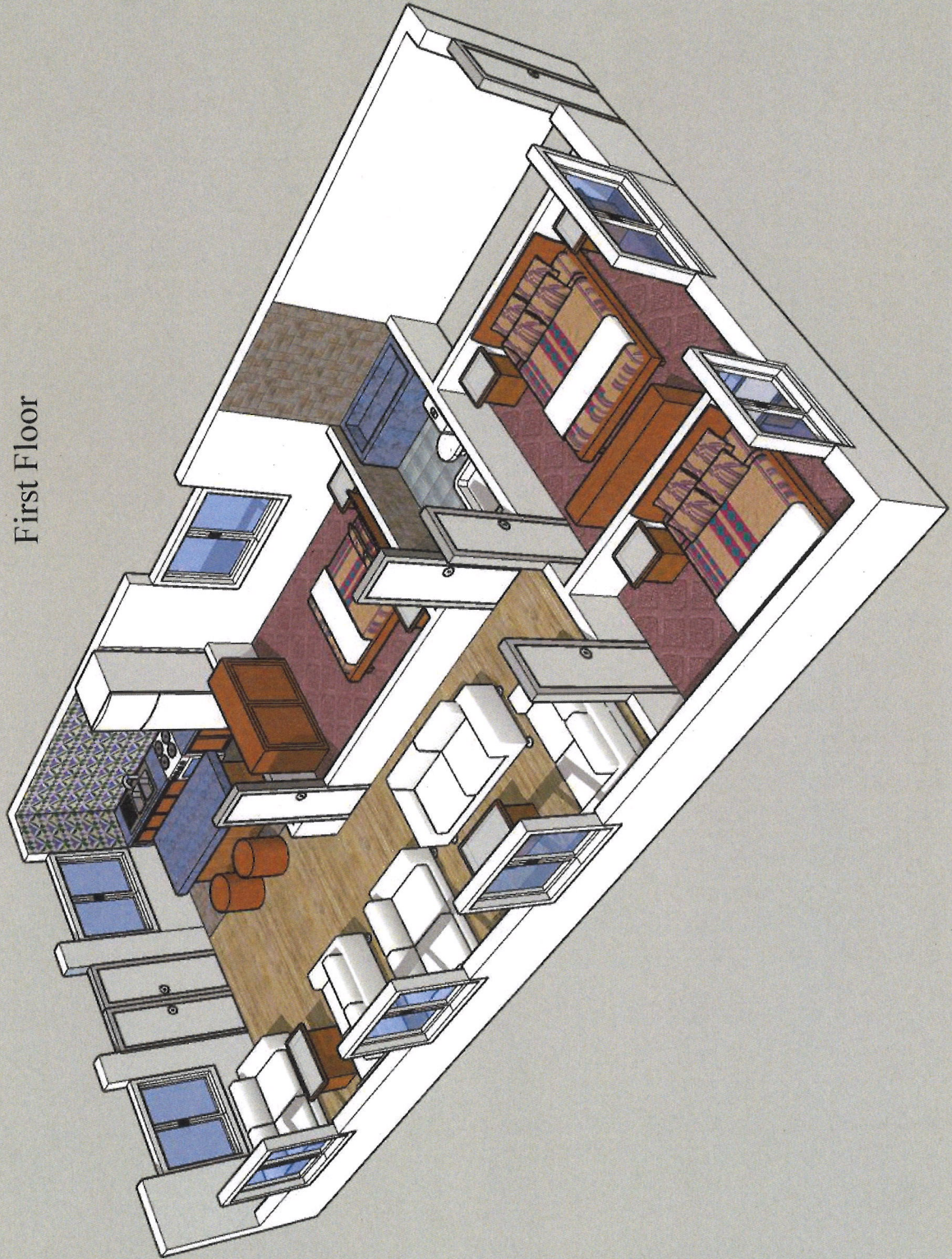


SECOND FLOOR

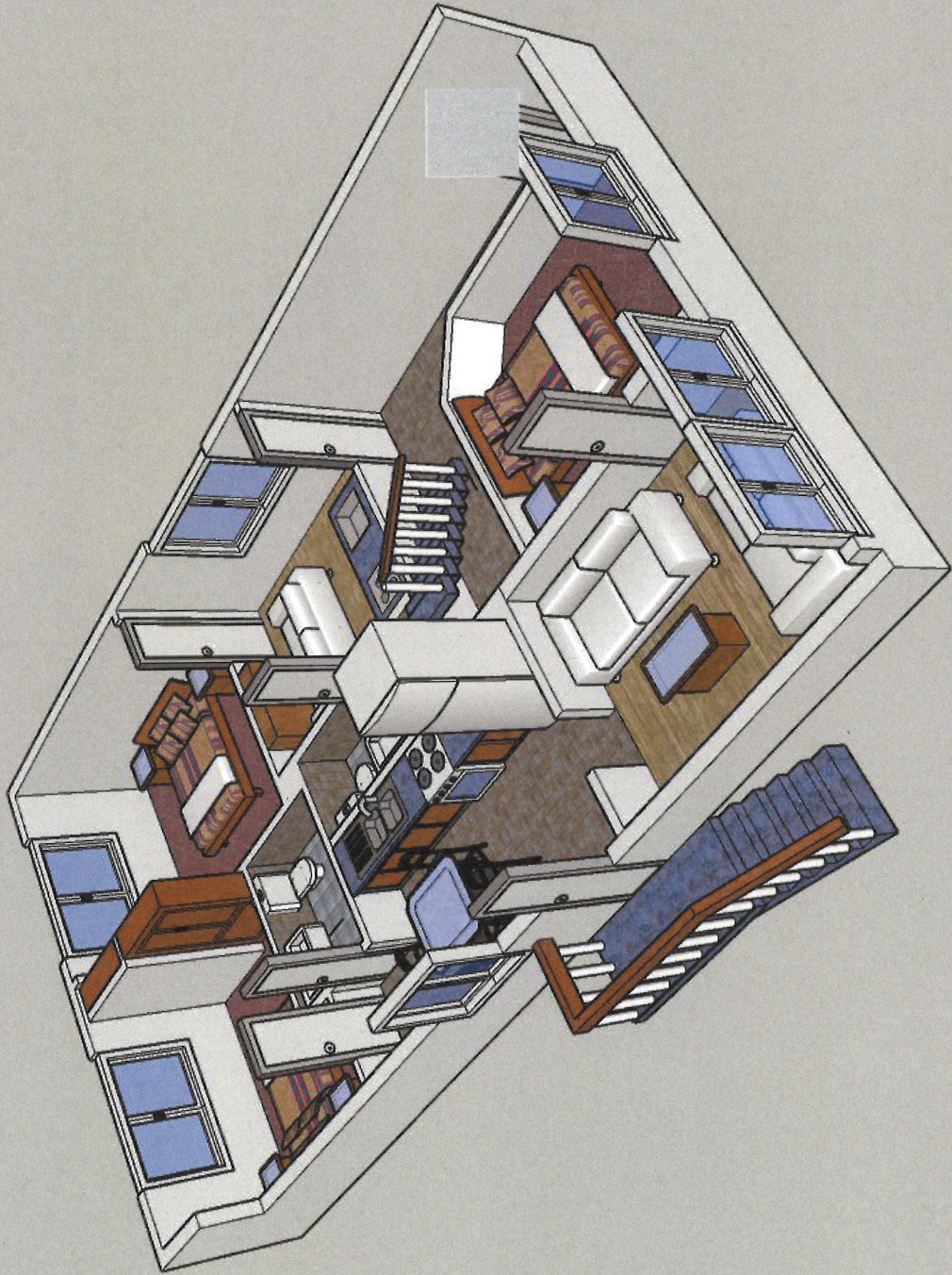


ATTIC FLOOR

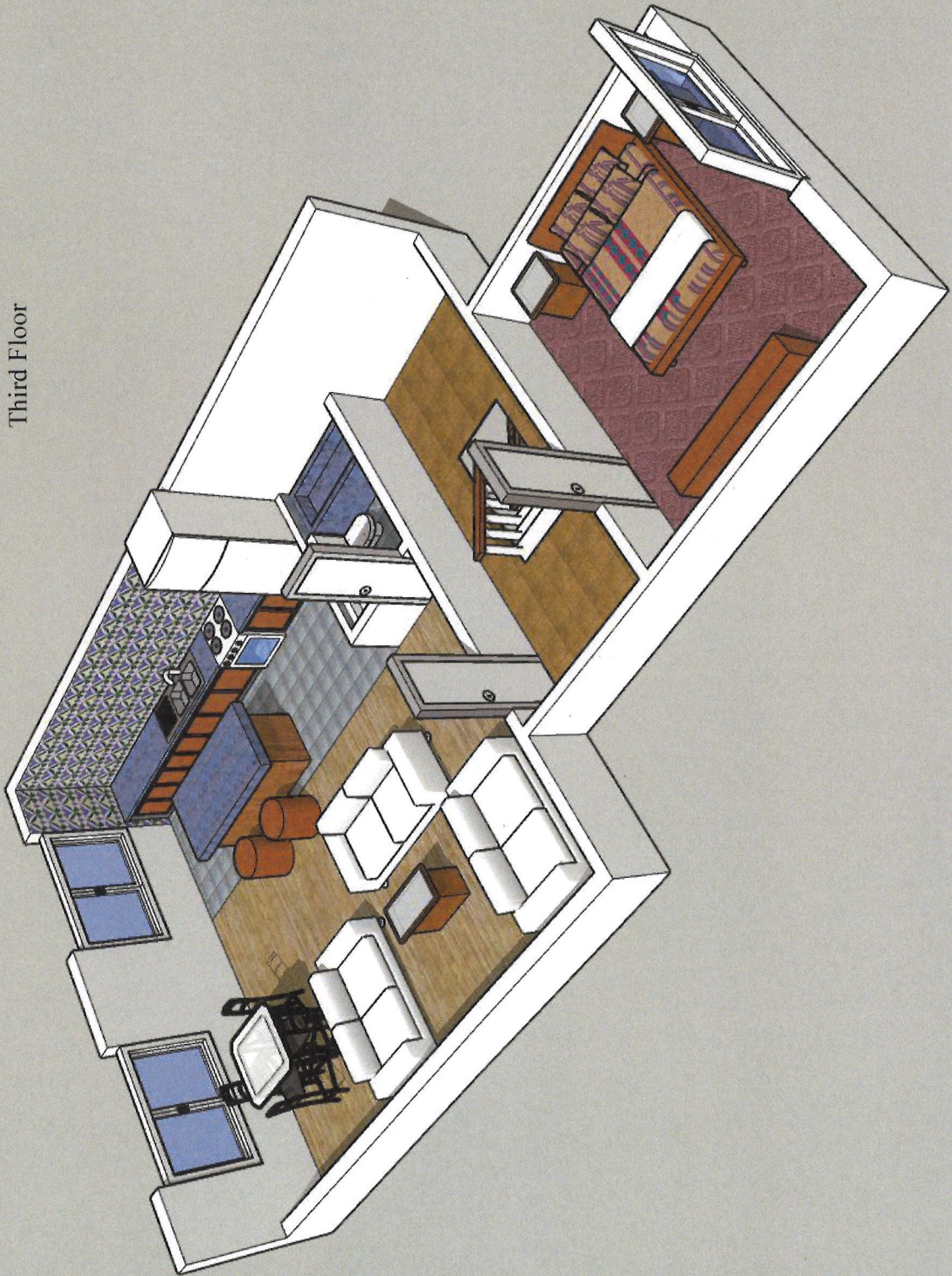
First Floor



Second Floor



Third Floor



CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 135 NO MAIN ST ACRES: 0.11 PARCEL ID: 0121-0346-0000 LAND USE CODE: 013 CONDO COMPLEX: OWNER: RAVI JIGNASHA REALTY LLC CO - OWNER: MAILING ADDRESS: 26 SHAKESPEARE RD ROCHESTER, NH 03839-5433 ZONING: DTC PATRIOT ACCOUNT #: 272	BUILDING STYLE: MIX USE BLDG UNITS: 2 YEAR BUILT: 1920 FRAME: WOOD EXTERIOR WALL COVER: VINYL ROOF STYLE: GABLE ROOF COVER: ASPH SHINGLE
SALE INFORMATION SALE DATE: 4/30/2012 BOOK & PAGE: 4014-66 SALE PRICE: \$110,000 SALE DESCRIPTION: Abutter Sale SELLER: MONE MICHAEL T	BUILDING INTERIOR INTERIOR WALL: AVERAGE FLOOR COVER: AVERAGE HEAT TYPE: FORCED W/A FUEL TYPE: GAS PERCENT A/C: 0 # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS GROSS BUILDING AREA: 4,640 FINISHED BUILDING AREA: 2,536 BASEMENT AREA: 1,150 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES LAND: 49,500 YARD: 0 BUILDING: 84,300 TOTAL: \$133,800	
SKETCH 	PHOTO



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

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT		VISION	
RAVI JIGNASHA REALTY LLC		0 CITY WATER C	0 LEVEL	DT DOWNTOWN	NEIGHBORHOOD		NHBD NAME	LUC Co	Prior Assessed	Current Assesse	ROCHESTER, NH
26 SHAKESPEARE RD		0 CITY WTR PBO	3003	COMMERCIAL DOWN	EXEMPTIONS		Description	114	84,300	84,300	
ROCHESTER NH 03839-5433		0 CITY SEWER						114	49,500	49,500	
		0 PAVED									
		0 HEAVY									
		LEGAL DESCRIPTION									



RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)	
RAVI JIGNASHA REALTY LLC	4014	66	04-30-2012	110,000	24	Year	Descr
MONE EDWARD R II	3621	385	03-03-2008	0	28	2019	BLDG
MONE MICHAEL T	3601	544	12-05-2007	0	27	2020	LAND
SMITH ANNAMARIE % MONE EDWARD	2441	51	01-07-2002	2,667	44		
SILVER STREET REALTY TRUST % A	1688	740	03-24-1993	0	99		
Total		133,800		133,800		Total	133,800

BUILDING NOTES		APPRAISED VALUE SUMMARY	
GEORGE'S BARBER SHOP		Total	133,800
		Total	133,800
	Appraised Building Value (Card)		84,300
	Appraised Extra Feature Value (Bldg)		0
	Appraised Outbuilding Value (Bldg)		0
	Appraised Land Value (Bldg)		49,500
	Total Appraised Parcel Value		133,800
	Valuation Method		C

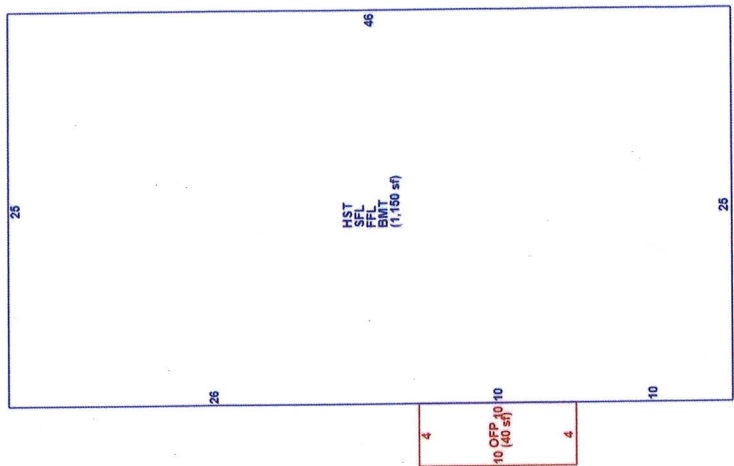
BUILDING PERMIT RECORD		Notes	
Issue Date	Permit Id	Description	Notes
01-13-2021	EXPB-21-3	ROOFING	
12-05-2019	M-19-572	MANUAL	Remove appliance connector in gas piping to water heat
10-28-2016	M-16-415	MANUAL	GFI REPLACEMENT;
01-07-2016	12632	ELECTRIC	CORRECT PIPING;
09-24-2014	8904	MANUAL	CORRECT GAS PIPING;
07-18-2014	8348	MANUAL	CORRECT GAS PIPING;
07-18-2014	8348	MANUAL	
08-28-2007	07-1139	SIGN	
12-21-2004	1675	ROOFING	

LAND LINE VALUATION SECTION																			
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Intf1	Intf1 Adj	Intf2	Intf2 Adj	Intf3	Intf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1140	RESINCOM	0.110	PRIMARY	P	1,000	5.00000	1.00	3003		1,000					450,000	49,500	49,500	
Total Card Land Units										0.11	AC	Parcel Total Land Area		0.11	AC	Total Land Value		49,500	

CONSTRUCTION DETAIL (CONTINUED)

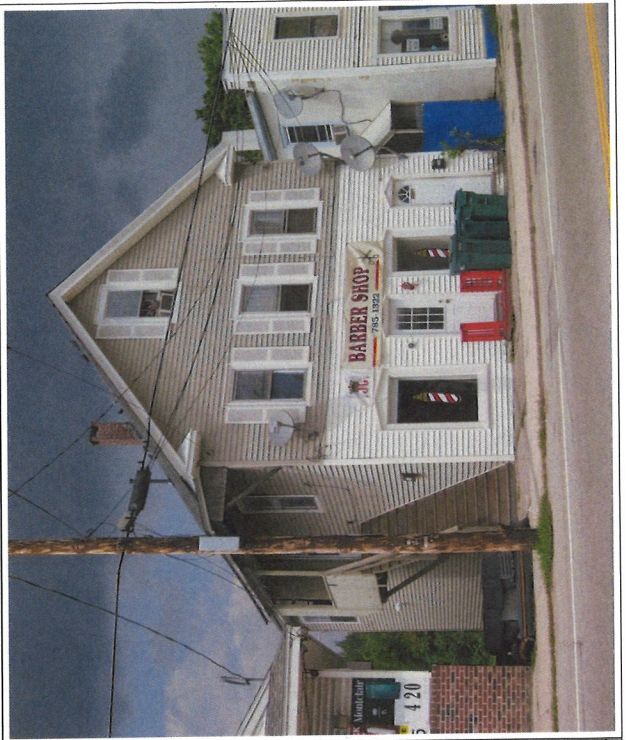
Element	Cd	Description	Element	Cd	Description
Model	94	Commercial	Half Bath Ratin	A	SAME
Style	40M	MIX USE BLDG	Extra Fixture(s)	0	
Grade	C	Average	Extra Fix Rating		
Stories	2		MIXED USE		
Units	2		Code	Description	Percentage
Residential Unit	2		1140	RESINCOMM	100
Comm Units	1.00		COST / MARKET VALUATION		
Wall Height	04	VINYL	RCN		306,240
Exterior Wall 1	0	GABLE	Year Built		1920
Exterior Wall 2	01	ASPH SHINGLE	Depreciation Code		FA
2nd Ext Wall %	01	AVERAGE	Remodel Rating		66
Roof Structure	06	CONCRETE	Year Remodeled		0.810
Interior Wall 1	08	AVERAGE	Depreciation %		34
Interior Wall 2	12	GAS	Functional Obsol		84,300
Interior Floor 1	02	FORCED W/A	Economic Obsol		
Interior Floor 2	07	SPACE HTRS	Trend Factor		
Basement Floor	20.00		Special Adj		
% Heated	3.00		Condition %		
Heat Fuel	0.00		Percent Good		
Heat Type	3		RCNLD		
2nd Heat Type	0		Dep % Ovr		
2nd % Heated	A		Misc Imp Ovr		
# Heat Systems	2		Misc Imp Ovr Comment		
AC Percent	A		Cost to Cure Ovr		
Bedrooms	1		Cost to Cure Ovr Comment		
Full Bath(s)	A				
Bath Rating	0				
3/4 Bath(s)	A				
3/4 Bath Rating	0				
Half Bath(s)	A				
Half Bath Rating	0				
Extra Fixture(s)	0				

UNFIN (-339 sf)



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
BUILDING SUB-AREA SUMMARY SECTION												
				Living Area	Floor Area	Est Area				Unit Cost		Undeprc Value
BMT	BASEMENT			0	1,150	288				26.98		31,022
FFL	1ST FLOOR			1,150	1,150	1,150				107.72		123,874
HST	HALF STORY			575	1,150	575				53.86		61,937
OFF	OPEN PORCH			0	40	0				51.18		2,047
SFL	2ND FLOOR			1,150	1,150	1,150				107.72		123,874
UNFIN	UNFINISHED AREA ADJ			-339	-339	-339				0		-36,516
											II Gross Liv/Lease Area	306,238





City of Rochester, New Hampshire
Office of Economic & Community Development
33 Wakefield Street, Rochester, NH 03867
(603) 335-7522, www.RochesterEDC.com

MEMO

TO: Mark Sullivan, Finance Director; Katie Ambrose, City Manager;
Terence O'Rourke, City Attorney; Mike Scala, ED Director; Darcy
Freer, Chief Assessor; Kelly Walters, City Clerk; Cassie Givara,
Deputy City Clerk
FROM: Jenn Marsh, Assistant Director of Economic Development
DATE: January 5, 2024
RE: RSA 79E application – 135 North Main Street

The Economic Development Department received an application from Andy Yau, owner of 135 North Main Street. A \$150 application fee will be delivered to the Finance Office today.

The project is scheduled for a first reading on February 6, 2024. See attached application and review form. Review form dates for upcoming meetings will be completed once I have more information from the agenda committee on public hearing and second reading dates. I am also waiting to schedule the Community Development Committee tour until the committee is established and the posting date until we have one.

Please let me know if there are any questions.