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Planning Dept.

MINOR SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 11-26-14 [office use only. Check # 6950 6951 Amount \$ 300 22.68 Date paid 11/26/14]

Property information

Tax map #: 126; Lot #'s: 15; Zoning district: HS

Property address/location: 16 Whitehall Rd, Rochester

Brief project description: Change of use from Dentist office to Professional Office / School, other.

Property owner

Name (include name of individual): Gary Connelly

Mailing address: Po Box 51, Alton NH 03810-0051

Telephone #: _____ Email address: _____

Applicant/developer (if different from property owner)

Name (include name of individual): David & Lori Smart

Mailing address: 113 McKeagney Rd Milton NH 03851

Telephone #: 603-757-8177 Email address: Lori @ SmartATI.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): n/A

Mailing address: _____

Telephone #: _____ Email address: _____

Check one:

☐ Nonresidential project

☐ Residential project

Nonresidential projects (if applicable)

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: Current zoning is HS. Was previously used as residence and Dentist office (mixed use) Dentist office (40x40).

Describe proposed use/activity: Proposed use, keep residence as is, change 1,600 sq ft Dentist office use to Office, Professional (1,400 sq ft) and School, other (approx 200 sq ft).

parking spaces: existing: 8; total proposed: 8 (note: 8 parking spaces for office and 2 spaces for home)

Current square footage of building 1,600; Proposed square footage of building 1,600

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

City sewer? yes ☒ no ☐; How far is City sewer from the site? at Street

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

Where will stormwater be discharged? _____

Residential projects (if applicable)

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

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

Describe current use/nature of property: _____

Describe proposed use/activity: _____

of parking spaces: existing: _____ total proposed: _____

Comments

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

Total property sq ft is 2,700 (includes house - residence)
Site plan required for 1,600 sq feet space currently zoned HS.
Previous use was dentist office, proposed use for Office/Professional
Taking up 1,400 sq ft. School, other 200 sq feet space.

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: ^{Applicant} 

Date: _____

Signature of applicant/developer: 

Date: 11-26-14

Signature of agent: _____

Date: _____

Authorization to enter property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

SmartATI

Access . Training . Integration

November 26, 2014

Planning & Development Department
City Hall - Second Floor
31 Wakefield Street
Rochester, NH 03867

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RE: Letter of Intent/Request for Change of Use for Minor Site Plan
16 Whitehall Road, Rochester, NH Map 126 Lot 15 Zone Hospital

Smart Assistive Technologies, LLC (dba SmartATI) of 35 Industrial Way, Rochester, NH 03867 is pleased to present this request for variance to the City of Rochester, Planning and Development Department. The current owner of the property is Gary Connelly, we have a purchase and sales agreement contingent on approval for use as Office, Professional and incident use as School, other office (please see minor site plan application and site plan drawing).

It is our intent to occupy 16 Whitehall Road, Rochester, NH Map 126 Lot 15 Zone HS. This property was previously used as a residence and dentist office. We respectfully ask your consideration to allow for Office, Professional/ School, Other use of the 1,600 square foot existing commercial space (the total square footage with the house and commercial space is approximately 2,700).

The proposed use of the property is for residential (as currently zoned) and for office, Professional/School, other to conduct our current business under Smart Assistive Technologies, LLC (dba SmartATI & ATI Computer Training). There is ample off street parking for employees (6 employees will work at this site, which includes the owners). The current parking lot has 8 to 10 spaces, not counting the 2 spaces for the residence which is a separate parking area. The proposed use includes 1,400 square footage for the office, professional usages and approximately 200 sq ft space for the training/testing area. The proposed us will not change the look of the property from the outside in, it will not cause any additional traffic, or noise than the current zoning as a medical office or facility. Walk in customers are ~~very~~ ^{very} few.

Sincerely,

Lori and David Smart (Property Purchasers)
113 Mckeagney Road
Milton, NH 03851
(603)330-3533 – Office
Lori@SmartATI.com

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