RECEIVED
DEC 0 5 2014
Planning Dept

MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ Amount $_____ Date paid _____]

Property information

Tax map #: 262 ; Lot #('s): 73 ; Zoning district: HC

Property address/location: 393 GONIC ROAD

Brief project description: CHANGE OF USE FOR EXISTING COMMERCIAL BUILDING

Property owner

Name (include name of individual): CHARLE & ANGELOS CONSTANTINE

Mailing address: 66 CAPES TRAIL, W. BARNSTABLE, MA 02668

Telephone #: 774-994-8168 Email address: charlesconstantine@comcast.net

Applicant/developer (if different from property owner)

Name (include name of individual): ModSod Realty LLC, PATRICK O'DONNELL

Mailing address: 42 TEBBETTS Rd, ROCHESTER, NH 03867

Telephone #: 603-285-2498 Email address: patodonnell@metrocast.net

Engineer/surveyor/designer (if applicable)

Name (include name of individual): DAVID W. VINCENT, LLS - LAND SURVEYING SERVICES

Mailing address: PO Box 7418, ROCHESTER, NH 03839-7418

Telephone #: 603-664-5786 Email address: d.vincent@landsurveyingservices.net

Check one:

- [X] 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: VACANT COMMERCIAL BUILDING FORMERLY PIZZA PALOR & WOOD STOVE SHOPPE

Describe proposed use/activity: PHYSICAL THERAPY CLINIC

parking spaces: existing: 16 ; total proposed: _____

Current square footage of building 3600 ; Proposed square footage of building NONE

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

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

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

Where will stormwater be discharged? USE OF EXISTING DRAINAGE POND ON-SITE

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:

SUBJECT PROPERTY HAS 16 PARING SPACES LOCATED ON-SITE PLUS THE USE OF AN OVERFLOW PARKING AREA WITH 15 SPACES LOCATED ON ABUTTING PARCEL VIA DEEDED EASEMENT, SEE ATTACHED DEED.

Submission of application & acknowledgement about process

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity. ***I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case*** *(in accordance with RSA 674:43 III).*

Signature of property owner: _____

Date: 11-29-2014

Signature of applicant/developer: _____

Date: 11/26/14

Signature of agent: _____

Date: 12/4/14

Authorization to enter property

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

Signature of property owner: _____

Date: 11-29-2014

N:\PLAN\FORMS\Applications\Minor Site Plan doc

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.

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Signature of property owner: _____

Date: 11/22/2014

Signature of applicant/developer: _____

Date: 11/26/14

Signature of agent: _____

Date: 12/4/14

Authorization to enter property

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

Signature of property owner: _____

Date: 11/22/2014

DAVID W. VINCENT

LAND SURVEYING SERVICES

BOUNDARY SURVEYS • SUBDIVISIONS
SEPTIC SYSTEM DESIGNS • LAND PLANNING
LICENSED IN NEW HAMPSHIRE & MAINE
www.landsurveyingservices.net

PO BOX 7418
ROCHESTER, NH 03839-7418
TEL (603) 664-5786
FAX (603) 664-3274

December 4, 2014

Seth Creighton
City of Rochester
Planning & Development
31 Wakefield Street
Rochester, NH 03867

RECEIVED
DEC 05 2014
Planning Dept.

Re: Minor Site Plan Application – Tax Map 262 / Lot 73
ModSod Realty LLC, 393 Gonic Road, Rochester, NH

Dear Mr. Creighton,

Enclosed is an application for a Minor Site Plan approval for the applicant, ModSod Realty LLC, of the property referenced above. The property is located in the Highway Commercial District. The existing property comprises of 20,239 square feet or 0.46 acre with 154.98' of frontage on Gonic Road, (Route 125), and is accessed by an shared driveway for the developable portion the adjacent abutting property. The lot is fully developed with a 3,600 square foot building with associated parking, landscaping, and lighting, see attached proposed site plan and as built plan. The subject property is served by municipal water and sewer. The building formerly served as a pizza restaurant in the front portion of the building and a retail stove shop in the rear portion of the building, both businesses are no longer active and the building is currently vacant.

The applicant proposes to convert the existing structure into a physical therapy clinic which is an allowed use in the Highway Commercial District. There are no changes proposed outside of the existing building footprint with the exception of changing of the free standing sign marque. Pursuant to the City of Rochester Site Plan Regulations, a Medical Office requires 1 parking space per 200 square feet of gross building area. Therefore, the required number of parking spaces is 18. There are currently 16 parking spaces located on site, of which 2 of the spaces are designated handicap spaces. The property has the ability to utilize an additional 15 overflow parking spaces on the adjacent lot as depicted on the enclosed site plan via an easement as stated in the deed description of the property, copy enclosed.

It is our belief that this change of use meets the Minor Site Plan requirements. In fact, as an exclusively proposed medical office use, the traffic impact shall be significantly reduced from the previous uses of the property as a restaurant and retail shop.

We look forward to providing these service to the surrounding communities. If you have any questions or concerns please do not hesitate to contact me.

Sincerely;

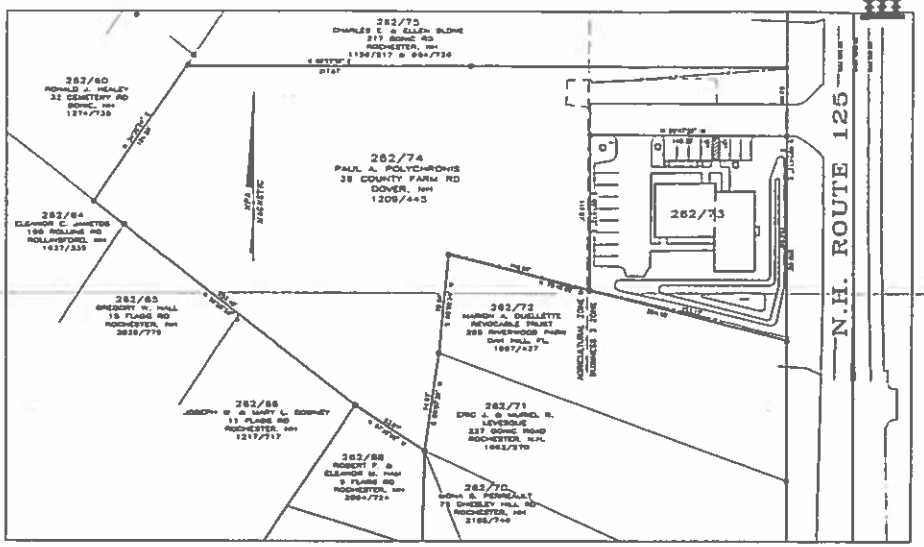
David W. Vincent, LLS
New Hampshire Licensed Land Surveyor No. 821
New Hampshire Licensed Septic System Designer No. 1413
Maine Professional Licensed Surveyor No. 2373

Enclosed

14_020 site cover

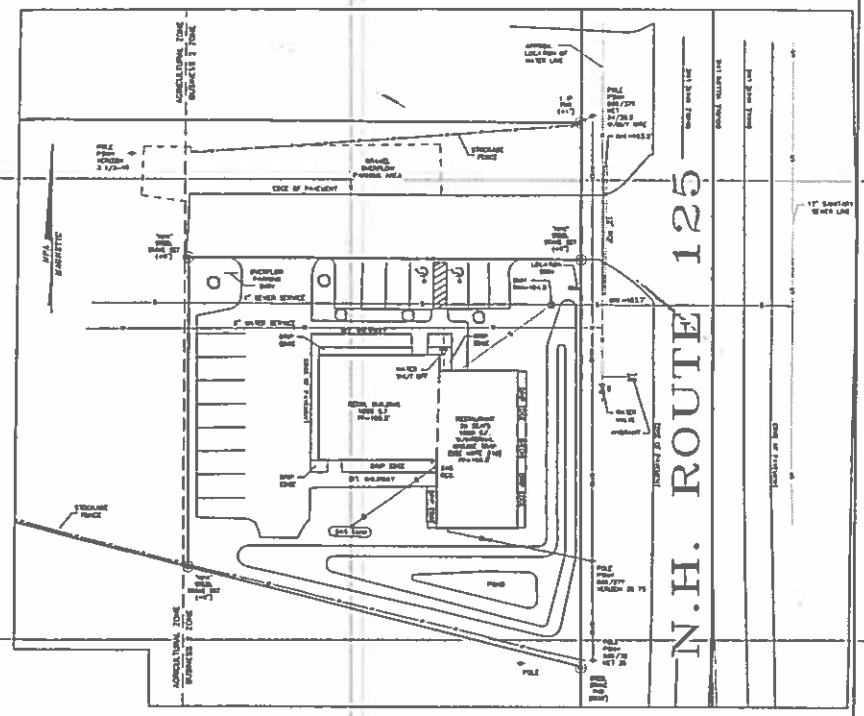
SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

P.O. Box 249, Rochester, N.H. 03866-0249



OVERALL PLAN

SCALE: 1"=40'

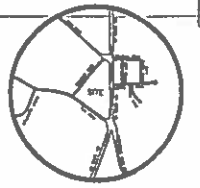


GENERAL NOTES

1. THIS PARCEL IS LOCATED IN THE BUSINESS 3 ZONE.
2. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
3. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE
   BUSINESS 3
   MINIMUM LOT SIZE = NO REGULATION
   MINIMUM LOT FRONTAGE = NO REGULATION
   MINIMUM YARD SETBACK:
   FRONT = NONE
   SIDE = NONE
   REAR = 25 FEET
   MAXIMUM COVERAGE = 50 PERCENT
5. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, SHEET 18.
   DoA - DEERFIELD LOAMY SAND, 0-3% SLOPES
7. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY 330150 PANEL 0020B.
8. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
9. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, (603) 335-1338.
10. EXTERNAL GREASE TRAP MAY BE REQUIRED IN THE FUTURE IF THE USE OF BUILDING CHANGES FROM A "PIZZA PARLOR" TO A TRADITIONAL RESTAURANT AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- 6" WATER LINE
- SEWER MAN HOLE
- 4" SEWER LINE
- DRAIN PIPE
- UTILITY POLE
- SIGN
- STOCKADE FENCE
- OVERHEAD WIRES



LOCUS
N.T.S.

GENERAL NOTES:

1. ALL UNDERGROUND UTILITY LOCATIONS AND INVERTS AS SHOWN PER SITE CONTRACTOR'S RECORDS.

REFERENCE PLAN:

1. "SITE PLAN - FOR - CHARLES CONSTANTINE
   ROUTE 125 - ROCHESTER, N.H." DATED JULY 2003
   BY NORWAY PLAINS ASSOCIATES, INC.

2

MAP 262 / LOT 73

TOTAL PARCEL AREA:
0.46 ACRES

OWNER OF RECORD
CHARLES CONSTANTINE
2 GRANT DRIVE
BARRINGTON, NH 03825

AS BUILT SITE PLAN

ROUTE 125

ROCHESTER, NH

FOR

CHARLES CONSTANTINE

1"=20' JUNE, 2004

GRAPHIC SCALE

1 INCH = 20 FT.

1"=47'+/-

FILE NO. 107
PLAN NO. C-2001-AB
DWG. NO. 03146/AB-1
P.B. NO.

NORWAY PLAINS ASSOCIATES, INC.

X-1

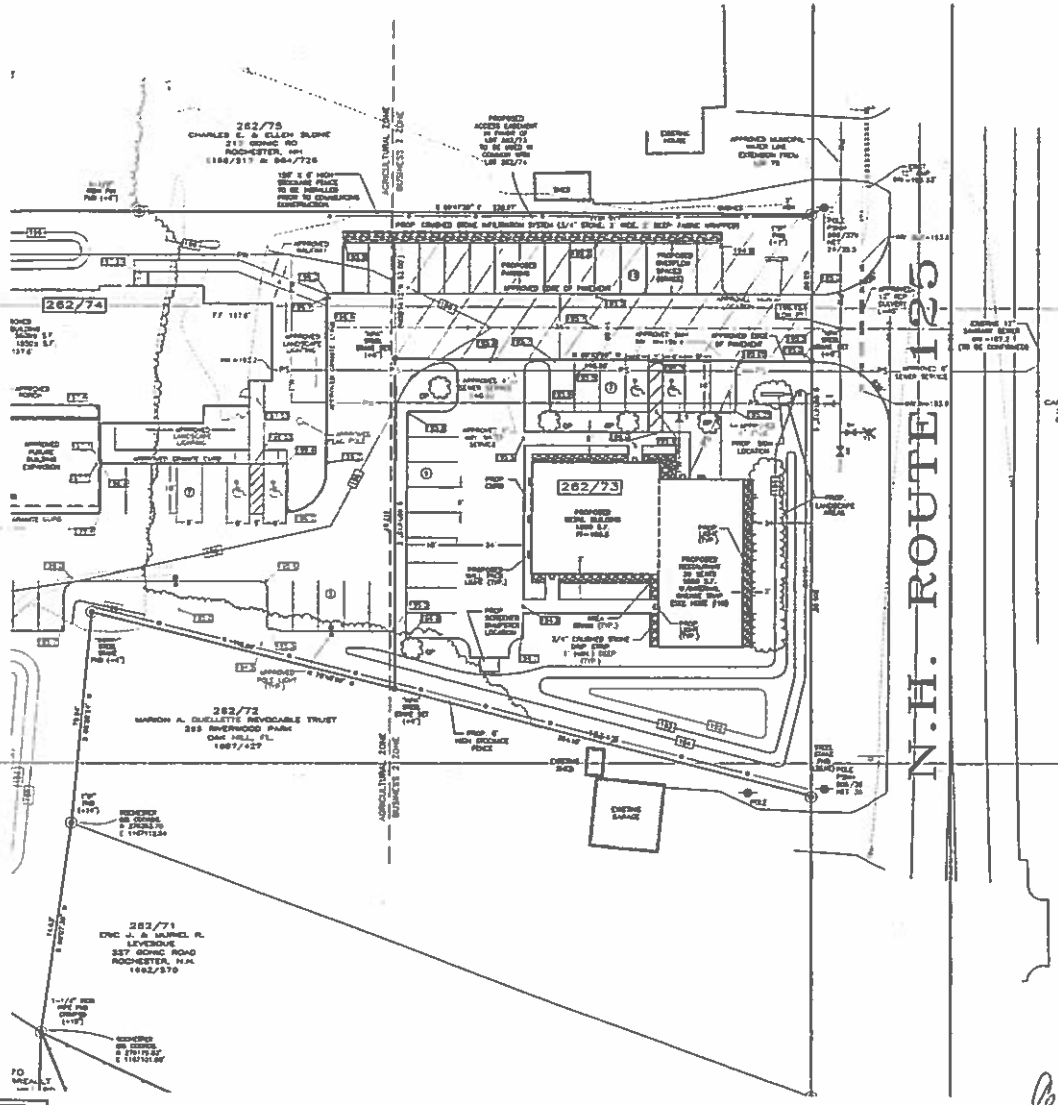
262-73-B2-04

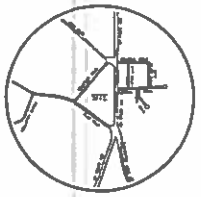
AUG 3 2004

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

P.O. Box 249, Rochester, N.H. 03866-0249

REVISIONS
9/18/03 - REVISE PER CONDITIONAL APPROVAL





SEP 2 3 2003

GENERAL NOTES

1. THIS PARCEL IS LOCATED IN THE BUSINESS 2 ZONE.
2. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
3. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE
   BUSINESS 2
   MINIMUM LOT SIZE = NO REGULATION
   MINIMUM LOT FRONTAGE = NO REGULATION
   MINIMUM YARD SETBACK:
   FRONT = NONE
   SIDE = NONE
   REAR = 25 FEET
   MAXIMUM COVERAGE = 30 PERCENT
5. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, SHEET 19. DoA - DEERFIELD LOAMY SAND, 0-3% SLOPES
7. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #330150 PANEL #00208.
8. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
9. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
10. EXTERNAL GREASE TRAP MAY BE REQUIRED IN THE FUTURE IF THE USE OF BUILDING CHANGES FROM A "PIZZA PARLOR" TO A TRADITIONAL RESTAURANT AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT.

LANDSCAPING LEGEND

SYMBOL	QUANTITY	NAME
OP	3	PIN OAK

LIGHTING LEGEND

SYMBOL	QUANTITY	NAME
	8	DIE-CAST WALL-PACKS, GLASS REFRACTOR
	3	OVERHEAD WALL MOUNT

REFERENCE PLANS:

1. "SITE PLAN - ROUTE 125 - ROCHESTER, NH - FOR RALPH BLACKINGTON DATED: JUNE, 2003 BY NORWAY PLAINS ASSOC., INC.

LANDSCAPING NOTES:

1. PIN OAKS (OP) ARE TO BE AS SHOWN ON THE PREVIOUSLY APPROVED SITE PLAN FOR RALPH BLACKINGTON. REFER TO THIS PLAN AS REFERENCE FOR LANDSCAPING DETAILS ACROSS THE NORTHERN BOUNDARY.
2. LANDSCAPE AREAS ARE TO BE PLANTED WITH SHRUBS AND FLOWERS AS APPROVED BY THE ROCHESTER PLANNING DEPT.
3. AREAS NOT PAVED OR LANDSCAPED SHALL BE FINISHED WITH LOAM, MULCH AND GRASS SEED.

MAP 262 / LOT 73

PARCEL AREAS:
LOT 73 = 0.46 ACRES

OWNER OF RECORD
R.J.-BLACKINGTON-DEVELOPMENT, LLC
154 HIGH STREET
SOMERSWORTH, NH 03878

APPLICANT
CHARLES CONSTANTINE
2 GRANITE DRIVE
BARRINGTON, NH 03825

SITE REVIEW APPROVAL

WHEREAS, OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

SITE PLAN
NH ROUTE 125
ROCHESTER, NH
FOR
CHARLES CONSTANTINE

1"=20' JULY, 2003

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

APPROVED FOR RECORD:
Cecile M. Cormier Stall Planner 10-1-03
ROCHESTER PLANNING BOARD

FILE NO. 107
PLAN NO. C-2081-SP2
DWG. NO. 03146/SP-1
P.B. NO.

NORWAY PLAINS ASSOCIATES, INC.

X-1