



RECEIVED
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Planning Dept

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: 12/08/14

Is a conditional use needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 128; Lot #'s): 27; Zoning district: NMU

Property address/location: 27 Hancock street

Name of project (if applicable): Progressive Training (strength training)

Size of site: 0.66 acres; overlay zoning district(s)? None

Property owner

Name (include name of individual): National Bakery IND Owner LLC

Mailing address: 11111 Santa Monica Blvd #1100
Los Angeles, CA 90025-0439

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): IHT, LLC (Fenton Groen)

Mailing address: 120 Washington street, Suite 302, Rochester, NH

Telephone #: (603) 332-6551 Email: Paula@greenbuilders.com 03839

Engineer/designer

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed activity (check all that apply)

New building(s): _____ Site development (other structures, parking, utilities, etc.): _____

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: ☒

(Continued Nonresidential Site Plan application Tax Map: _____ Lot: _____ Zone _____)

Describe proposed activity/use: Gym For Fitness & strength
training

Describe existing conditions/use (vacant land?): Currently vacant,
previously discount bakery

Utility information

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

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☐

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☒

Where will stormwater be discharged? Existing, no change

Building information

Type of building(s): Wood / Concrete block

Building height: _____ Finished floor elevation: _____

Other information

parking spaces: existing: 25 total proposed: 30; Are there pertinent covenants? _____

Number of cubic yards of earth being removed from the site None

Number of existing employees: —; number of proposed employees total: 1

Check any that are proposed: variance ☐; special exception ☐; conditional use ☒

Wetlands: Is any fill proposed? N/A; area to be filled: N/A; buffer impact? N/A

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands	<u>None</u>	<u>—</u>
Other – drainage structures, outside storage, etc.		

(Continued Nonresidential Site Plan application Tax Map: _____ Lot: _____ Zone _____)

Comments

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

Submission of application

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.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Fenton Green

Date: 12/08/14

Signature of agent: _____

Rep of IHT
if applicable

Date: _____

Authorization to enter subject 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: _____

Application for Conditional Use

City of Rochester, NH

Date: 12/08/14

Property Information

Tax map #: 128; Lot #(s): 27; Zoning district: NMU

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Mailing address: 120 Washington Street, Suite 302, Rochester, NH
03839

Telephone #: (603) 332-6551 Fax #: _____

Engineer/designer

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed Project

Please describe the proposed project: Gym for Fitness and

Strength training

Please describe the existing conditions: Currently vacant, previously
a discount bakery store

Conditional Use Base Criteria

1) Allowed Use or Departure.

The use of indoor recreation is permitted by a conditional use permit.

2) Intent of Chapter.

This proposal is for an unconventional strength training facility that is a compatible use in this neighborhood. The majority of this new businesses activity will be contained indoors and will have a minimal traffic impact.

3) Intent of Master Plan.

This proposal is in consent with the master plan, due to the master plan requiring a symbiotic relationship between businesses and abutting residence.

4) Compatibility.

Design: The existing structure will remain, be updated and renovated which will increase the value of the surrounding properties.

Use: The use of this facility will help with both physical health and sense of community in the surrounding neighborhood.

5) Streetscape.

Currently there is little to no vegetation on site. The new owners are open to consider minor landscape improvements.

6) Resources.

This use and renovation of the property will improve natural, scenic, historic, and/or cultural resources as listed in the base criteria.

7) Public Facilities.

This facility will put no significant impact on the city's public resources to include the city's public water, sewer and roads.