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AUG 16 2016

Planning Dept.

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

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

Date:

8-15-16Is a conditional use needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)**Property information**Tax map #: 215; Lot #(s): 64; Zoning district: HCProperty address/location: 31 Milton RdName of project (if applicable): Healey Auto RepairSize of site: .94 acres; overlay zoning district(s)? HC**Property owner**Name (include name of individual): JOHN A. BOURQUEMailing address: 6 RAY DR. ROCHESTER, N.H. 03867Telephone #: 603-534-0838 Email: JBOURQUE@METROCAST.NET**Applicant/developer** (if different from property owner)Name (include name of individual): Brian HealeyMailing address: 185 Wakefield St Rochester NH 03867Telephone #: 603 817 4557 Email: bhealey@healeyautorepair.com**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: 215 Lot: 64 Zone HC)

Describe proposed activity/use: Auto Service and Sales

Describe existing conditions/use (vacant land?): Existing building, Partly paved lot, remaining lot gravel, enclosed by fence

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? 100 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? _____

Building information

Type of building(s): Existing block

Building height: _____ Finished floor elevation: grade

Other information

parking spaces: existing: 12 Paved total proposed: 53; Are there pertinent covenants? no

Number of cubic yards of earth being removed from the site 0

Number of existing employees: 4; number of proposed employees total: 6

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

Wetlands: Is any fill proposed? ☐; area to be filled: _____; buffer impact? _____

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	<u>3200 Existing</u>	<u>13%</u>
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
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:

Lot is gravel already, no site work to be done other than
clean up

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: 8/15/16

Signature of applicant/developer: _____

Date: 8-15-16

Signature of agent: _____

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: _____

Date: 8/15/16

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Letter of Intent

08/15/16

To whom this may concern,

This letter is to let you know it is my intention to move Healey Auto Repair business from 185 Wakefield St. to 31 Milton Rd Rochester NH (formerly Bourque Flooring). We will be continuing our business in Automotive Service and Sales.

Sincerely

A handwritten signature in black ink, appearing to read 'Brian Healey', with a long horizontal flourish extending to the right.

Brian Healey

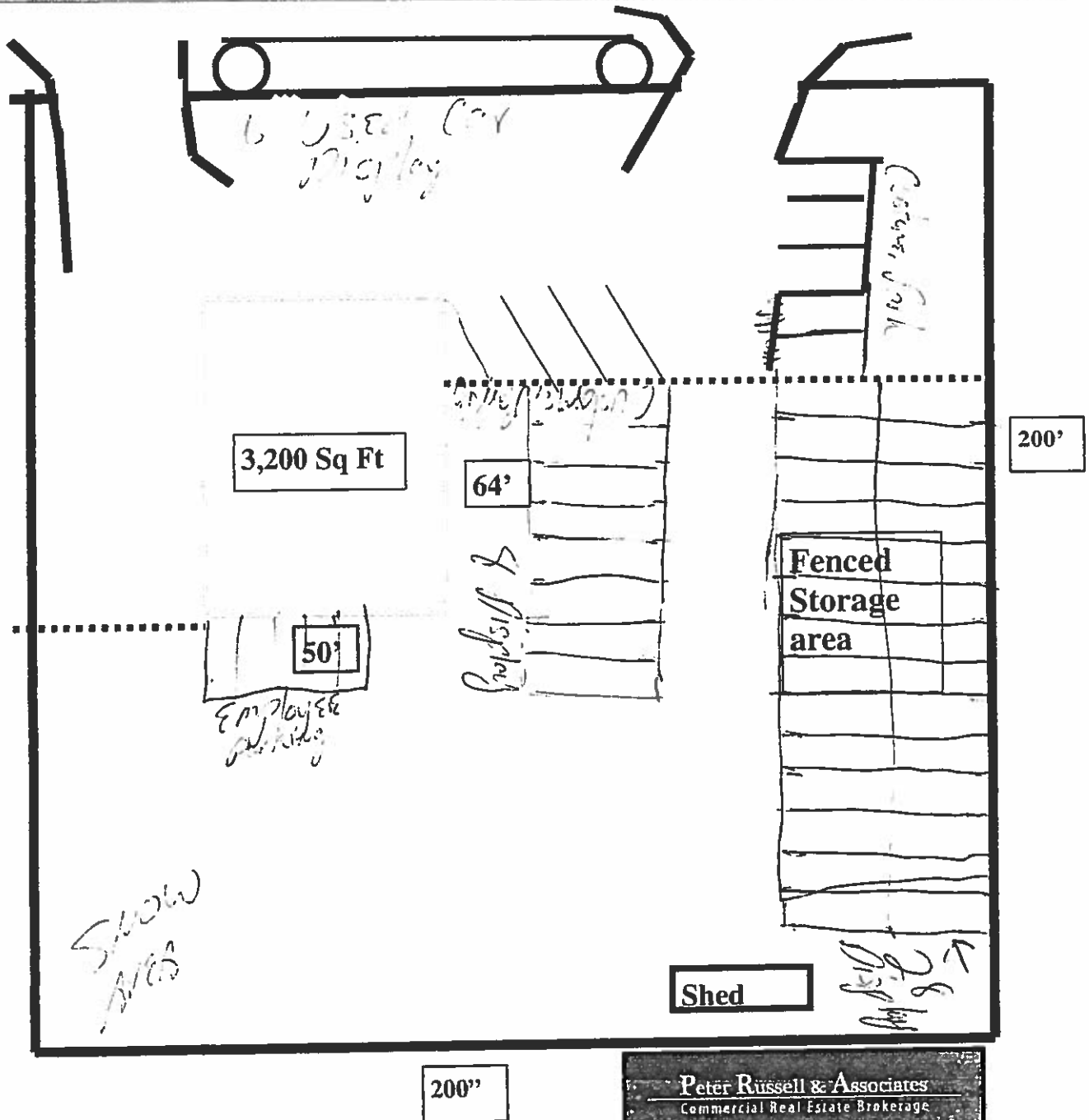
Commercial Property

3,200 Sq Ft of space Fully Heated and Air Conditioned

Location; 31 Milton Road, Rochester, NH

Conceptual Site Plan. Lot is 100% usable. Good visibility

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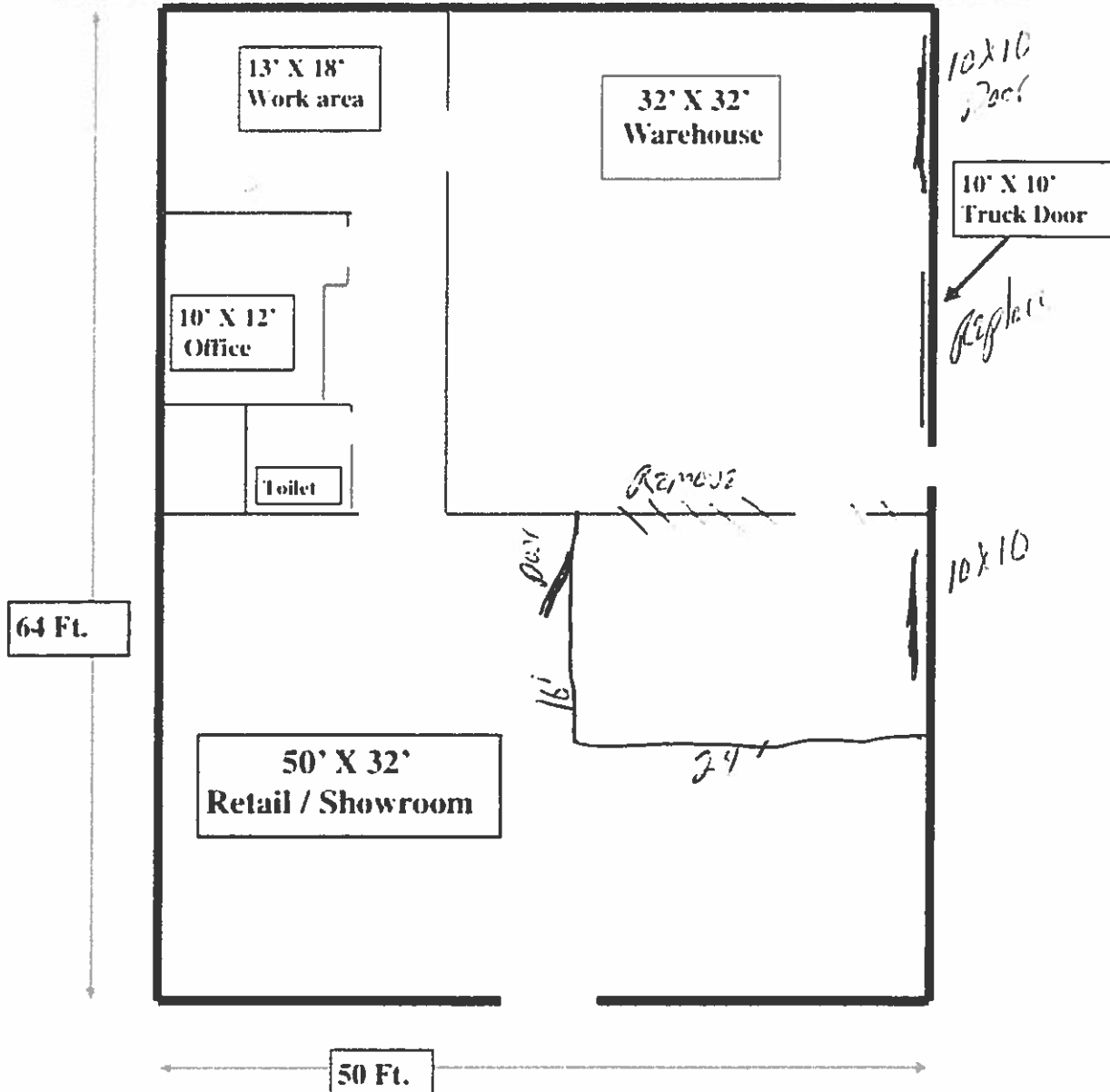
Peter Russell & Associates
Commercial Real Estate Brokerage

Sales, Leasing & Consulting Services

Peter H. Russell, Broker
500 Market Street, Suite 15 L
Portsmouth, NH 03801-3494

Phone: 603-431-2316
Cell: 603-498-3627
E-mail: prussellh11@gmail.com

Conceptual Floor Plan of Commercial Building at
31 Milton Road, Rochester



Gross Building Area: 3,200 Sq Ft
Entire space is heated and air conditioned.
Ground Level Truck Door to warehouse.
Bright and Attractive Showroom area.
One acre site with vehicle drive around design
Outside & utility building storage in fenced area.

Peter Russell & Associates
Commercial Real Estate Brokerage

www.russellre.com

Peter H. Russell, Broker

2016-2017

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