

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



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Planning Dept.

PRELIMINARY
Site Plan Application

Check one of the following: ☐ Design Review ☒ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 131; Lot #'s: 7; Zoning district: NMU (FHOD)

Property address/location: 717 Columbus Avenue; # acres: 1.76

Name of project (if applicable): McManus Trust Rochester

Proposed project

Describe proposed project: Gas station with 4000 sf convenience store - Plan A; Gas station with 4462 sf convenience store and drive through - Plan B (See attached)

Nonresidential: current bldg. size N/A s.f.; total proposed bldg. size 4000-4462 s.f.

Residential: current # units _____; total proposed # units _____

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

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

Applicant/Agent

Property owner (include name of individual): Mary Elizabeth Herbert, Trustee, Lawrence P. McManus, Jr., Trust, 112 Gates St., Portsmouth, NH 03801

Property owner phone # 603 682-6152 email: mbherbert@comcast.net

Applicant/developer (if different from property owner): _____

Applicant/Developer mailing address: _____

Applicant/developer phone # _____ email: _____

Engineer/designer/agent: _____

Engineer/designer/agent phone # _____ email: _____

Signature Date

October 25, 2016

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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.

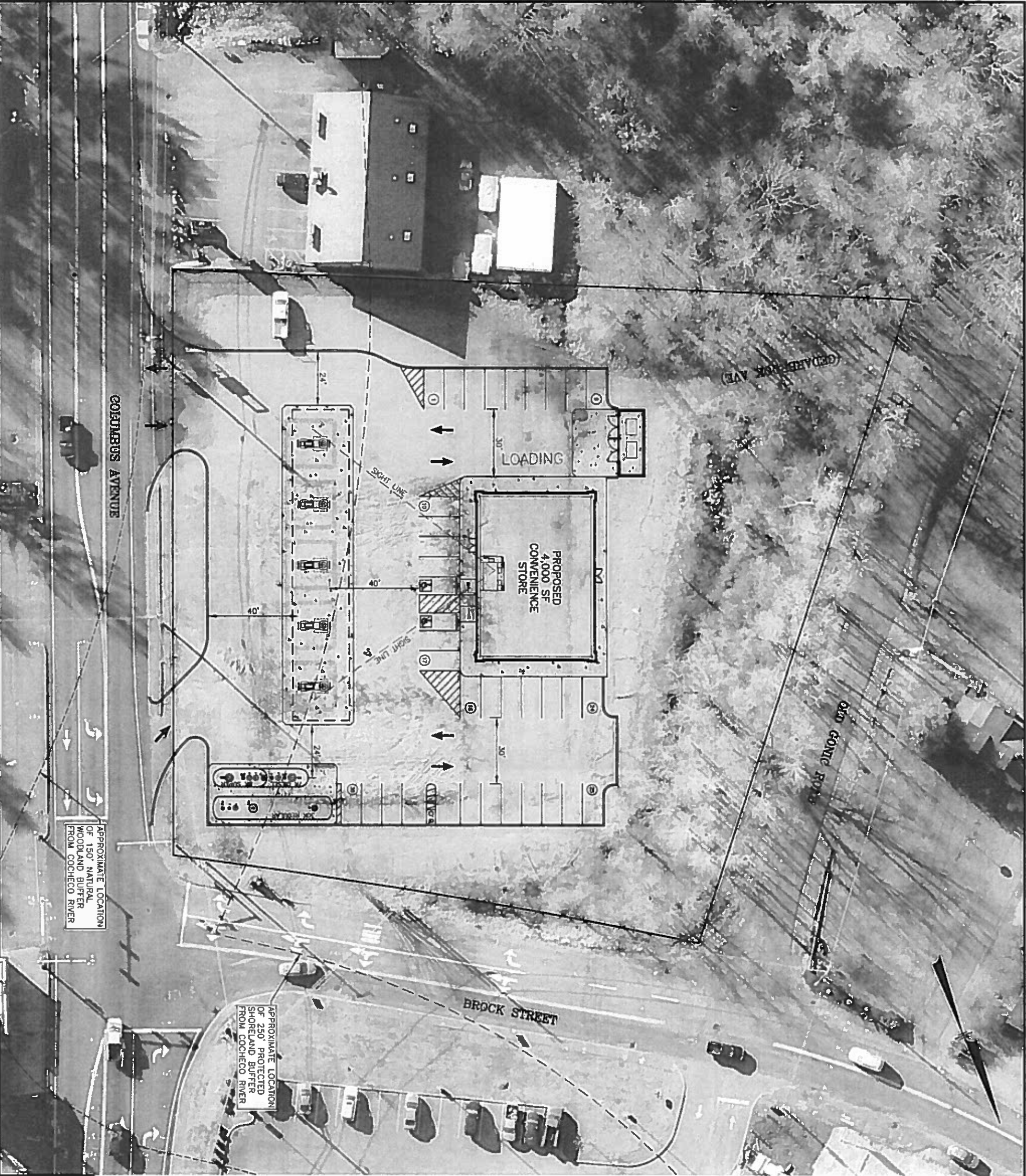
Signature of property owner: *Elizabeta Herbert, Trustee, Lawrence*
PJ McManus Jr Date: October 25, 2016
Revocable Trst.

With Application for 717 Columbus Avenue, Rochester:

The applicant requests a zoning variance or exception for a 4000 square foot gas station with a convenience store.

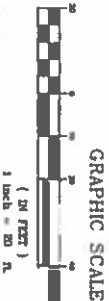
Lawrence P. McManus by

Mary Elizabeth Herbert, Trustee, Lawrence P. McManus, Jr. Revocable Trust



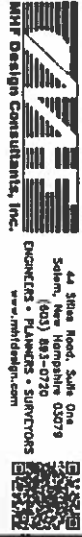
NOTES:

- 1) THIS CONCEPT LAYOUT IS COMPILED FROM AVAILABLE RECORD PLANS AND AERIAL PHOTOGRAPHY. IT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. ADDITIONAL FIELD SURVEY, POTENTIAL WETLAND LIMITS, AND PERMITTING REQUIREMENTS.
- 2) TAX MAP 131 LOT 7
- 3) LOT AREA: 1.76 AC ±
- 4) ZONING DISTRICT NEIGHBORHOOD MIXED USE DISTRICT (NMU) FLOOD HAZARD OVERLAY DISTRICT (FHOD)
- 5) PROPOSED PARKING ANALYSIS C-SIDING, 1 SPACE PER 250 SF x 4,000SF = 16 SPACES REQUIRED 16 SPACES PROVIDED
- 6) THE PROJECT WILL REQUIRE A USE VARIANCE FOR A GAS STATION WITHIN THE NMU DISTRICT.
- 7) THE LAYOUT AS SHOWN WILL REQUIRE A VARIANCE FROM THE PLANNING BOARD FOR THE REQUIRED 4' WIDE FOUNDATION PLANTING BUFFER BETWEEN THE BUILDING AND ANY PARKING LOT OR DRIVEWAY.
- 8) A PORTION OF THE SITE APPEARS TO BE WITHIN THE FEMA FLOOD PLAIN. THE PROJECT WILL REQUIRE A SPECIAL PERMIT FOR DEVELOPMENT WITHIN THE FLOOD PLAIN (NOT PERMIT IF THE PROPOSED DISTURBANCE ASSOCIATED WITH THE PROJECT EXCEEDS 50,000 SF).
- 9) A PORTION OF THE SITE IS LOCATED WITHIN THE 250' PROTECTED SHORELAND BUFFER. THE PROJECT WILL REQUIRE A SPECIAL PERMIT FOR DEVELOPMENT OF TERRESTRIAL HABITAT WITHIN THE 250' PROTECTED SHORELAND BUFFER (NOT PERMIT IF THE PROPOSED DISTURBANCE ASSOCIATED WITH THE PROJECT EXCEEDS 50,000 SF).



CONCEPT PLAN 'A'

MAP 131 LOT 7
717 COLUMBUS AVENUE
ROCHESTER, NEW HAMPSHIRE
Mary Elizabeth Herbert, Trustee
Lawrence P. McKenna, Jr. Trust
112 Gates Street
Portsmouth, NH 03801



SCALE: 1"=20'	DATE: MAY 4, 2016	DRAWN BY: FCW	CHECKED BY: FCW	PROJECT NO.: 398315	SHEET NO.: 1 OF 1
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