



OCT 09 2013

Amendment to Approved Project

City of Rochester, New Hampshire

Case # 216-5-B2-03 Property Address 46 Farmington Road

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name Amendment to 2003 Approval: Addition of 30x80x2000
sq. ft. building for sale of used vehicles
Date of original Planning Board approval April 10th 2005

Description of amendment TO (A) permit the present commercial occupant of
building to operate a state inspection station, and (B) to have 10 display
vehicles for sale and to allow a maximum of 30 vehicles
on the site overall.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Name of applicant or agent filling out this form Pachy's Instant Properties LLC
W. Pachy Campbell, member

Mailing Address: P.O. Box 77 Farmington N.H. 03835

Phone Number: 603-765-9101 Please check box: Applicant ☒ Agent ☐

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

Signature of person completing form: [Signature] Today's Date: 10/9/2018

----- Office use below -----
Fee required? Yes ☐ No ☐ Check # ☐ Amount: \$ ☐ Abutter's Fee: \$ ☐

Amendment approved ☐ Amendment denied ☐ Date of Planning Board action ☐

Conditions ☐

Signature: ☐ Date: ☐

PACKY'S INVESTMENT PROPERTIES, LLC

PO Box 77

Farmington, NH 03835-0077

Phone: 603-833-8870

Fax: 603-332-1900

October 5, 2018

City of Rochester
Planning Board
Wakefield Street
Rochester, NH 03835

Re: Haulin Auto, LLC
Map 216-5-B2-03 / 46 Farmington Road

Dear Board:

This letter is written to explain and support our application for Modification to Approved Project for the above site.

This site was approved back in 2003 for the construction of a building to be used in auto sales and light automotive repairs in the front portion of this multi-use commercial property. See the old site plan submitted with the Application. Packy's Investment Properties, LLC purchased this property from the prior owner Gene V. Roe in 2016.

The current commercial tenant of the building, Haulin Auto, LLC who owns and operates Haulin Auto, has applied to the State of New Hampshire for being a Dept. of Safety approved Inspection Station. As part of the process, Seth Creighton informed me that the use may require modification of existing approvals.

The prior approvals permitted the construction of the building for the sale of used vehicles. It includes both the front showroom area and the back service area. The site plan permitted a maximum of 5 vehicles to be displayed for sale at the front of the property and 25 vehicles overall on the site.

The Modification request is to clearly authorize the tenant Haulin Auto, LLC to operate a state inspection station, and to modify the prior approval to (a) permit 10 vehicles to be displayed for sale in front of the store, and (b) to permit up to 30 vehicles on the site overall.

The overall site includes three uses: (1) the self-storage buildings operated by my company as PIP Storage; (2) the Haulin Auto, LLC dealer in the 2,400 building approved in the 2003 approval being modified hereby, and (c) the existing garage in the rear of the property that has been operated as a motor vehicle repair and New Hampshire inspection station since prior to the 2003 approval.

The last point is important in our application: the site has always been used for a period well prior to the 2003 approval as a motor vehicle service and NH inspection station. Therefore, this Application does not change the current activities that use the site, it is only clarifying that both motor vehicle businesses on the property can be state approved inspection stations repairing motor vehicles.

Re: Haulin Auto, LLC
Map 216-5-B2-03 / 46 Farmington Road
October 5, 2018
Page 2

This is further important to the Haulin Auto, LLC tenant. The building it occupies was approved for light automobile repairs in 2003, but no prior occupants sought to be state inspections stations. This tenant, whose car sales operation was approved in 2003, simply seeks to be able to conduct his state inspection in-house to better operate his business, eliminating the need for him to seek 3rd party inspection services whenever Haulin Auto seeks to sell a motor vehicle. Currently he uses Bernwell for inspections, but frequently a buyer seeks to purchase a vehicle "on the spot" and seeks to "buy and drive" away; if a given vehicle is not previously inspected then such customer goals cannot always be fulfilled if Bernwell is busy or closed (such as on weekends), costing Haulin Auto some sales. Typically, used cars are not inspected until the sale occurs; without being able to inspect his inventory on his own Haulin Auto has a disadvantage that this Modification seeks to resolve.

Due to the growth in his business, Haulin Auto also wishes to be able to show more vehicles for sale in front of the building than is presently permitted.

Finally, due to the success of both Bernwell and Haulin Auto, we wish to nominally increase the number of vehicles permitted to be on the site.

On behalf of Don MacLeod, owner of Haulin Auto, LLC, we hope you agree that this request is reasonable and approve the Modification of Approval.

Very truly yours,

W. Packy Campbell

MAP 216 LOT 4
NORTHCOTE INVESTMENT PROPERTIES, L.L.C.
1 LILAC LANE
DOVER, N.H. 03420
S.C.R.D. 1811/7