

MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: March 29, 2019

Property information

Tax map #: 220; Lot #(s): 25; Zoning district: Agricultural

Property address/location: 100 Ten Rod Road, Rochester

Brief project description: construct a 22' by 35' addition to house an equine MRI machine.

Property owner

Name (include name of individual): Myhre and Smith Professional Association (Grant Myhre)

Mailing address: P.O. Box 1673, Rochester, NH 03868

Telephone #: _____ Email address: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): Joel Runnals C/O Norway Plains Associates, INC.

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Email address: jrunnals@norwayplains.com

Check one:

☒ Nonresidential project ☐ Home Occupation II or III

☐ Multi-Family Residential project

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: The property currently houses a equine veterinary clinic.

Describe proposed use/activity: The addition would house a Equine MRI machine.

parking spaces: existing: _____ ; total proposed: _____

Current square footage of building 13,494 SF ; Proposed square footage of building 14,203 SF

City water? yes ____ no x; How far is City water from the site? _____

City sewer? yes ____ no x; 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? Negligible

Number of existing dwelling units: 0 Total number of proposed dwelling units: 0

New building(s)? No Addition(s)/modifications to existing building(s)? Yes

Describe current use/nature of property: The property currently houses a equine veterinary clinic.

Describe proposed use/activity: The property will continue to house a equine veterinary clinic.

of parking spaces: existing: _____ total proposed: _____

Hours of Operation: _____ Days of Operation: _____

Number of employees: _____ Square footage to be used for new proposed use: _____

Maximum Number of Pupils at one time (for classes): _____

Comments

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

This application must be accompanied by the following:

- Site plan drawing with:
 - All building dimensions (including any additions, if applicable)
 - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
 - Location of proposed change of use/addition/home occupation.

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: Grant M. R. DVM
Date: 4/8/19

Signature of applicant/developer: _____
Date: _____

Signature of agent: JDR
Date: 04-08-19

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: Grant Myer OVM

Date: 4/8/19

Home Occupation: An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations - 1,2,and 3. (See Section 42.24 - Home Occupations)

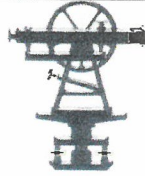
Requirements for All Home Occupations. The following standards apply to all home occupations - 1, 2, and 3: (If any of these cannot be met, it will be deemed **not** an allowed use)

1. On Resident's Property. Home occupations shall be conducted by the individual on the property in which he/she resides.
2. Inside the Dwelling. All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. Character. Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. Retail Sales. There shall be no retail sales of goods or products on the premises, except:
 - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - b. for goods shipped pursuant to mail/email/telecommunication order;

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
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rtetreault@norwayplains.com
Randolph R. Tetreault, President



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31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
jrunnals@norwayplains.com
www.norwayplains.com

April 1, 2019

Mr. Jim Grant, Director
City of Rochester Building, Zoning and Licensing Services
33 Wakefield Street
Rochester, NH 03867

RE: NARRATIVE – Minor Site Plan Review
Tax Map 220, Lot 25
Myhre Equine Clinic
100 Ten Rod Road, Rochester, NH

Dear Mr. Grant,

Doctor Grant Myhre is proposing to build a roughly 700 square foot addition to his existing equine veterinary clinic located at 100 Ten Rod Road. The addition will house an equine MRI machine to expand his capabilities and better serve his clientele.

Thank you for your consideration in this matter.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

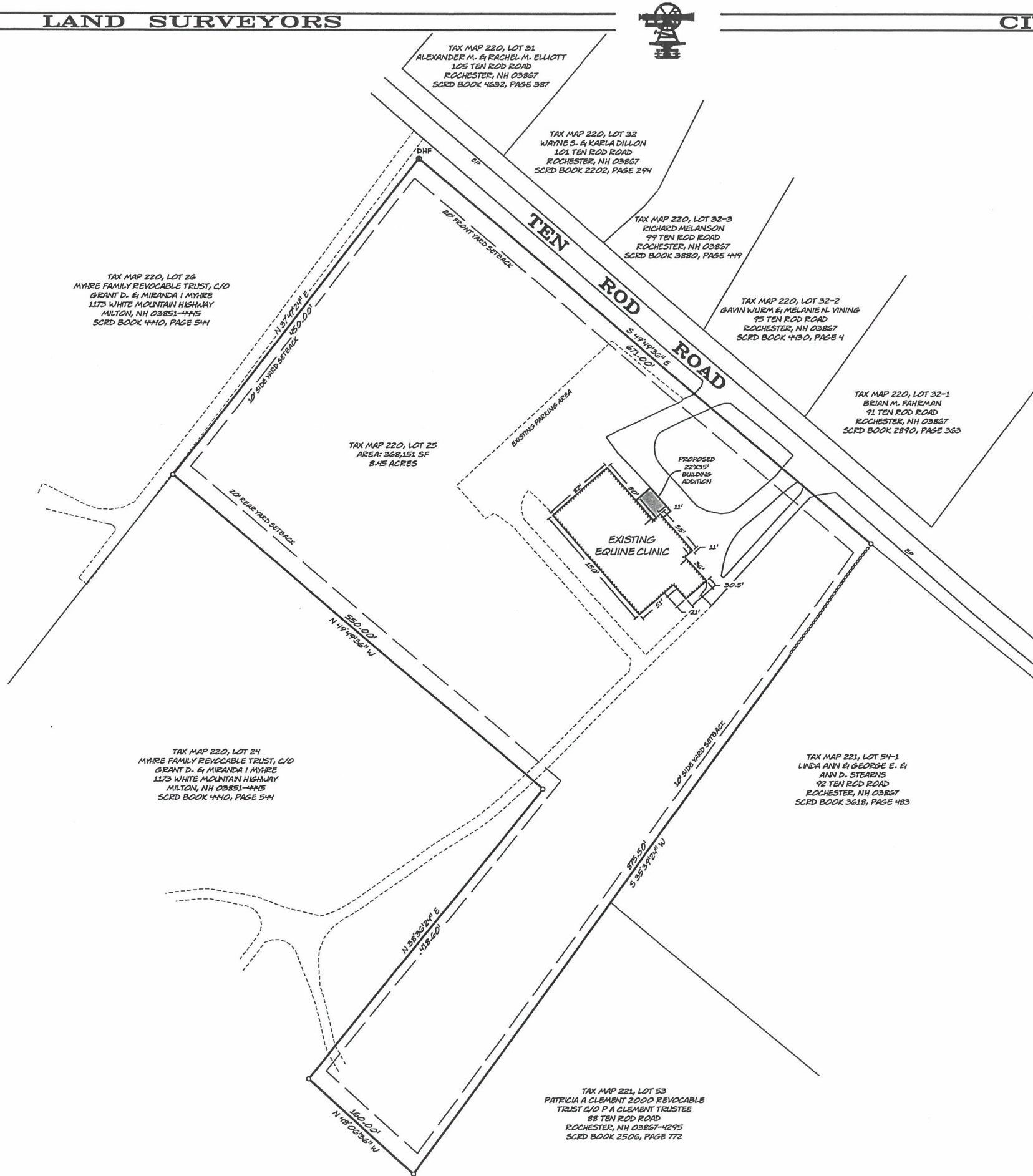
Joel D. Runnals, LLS

LAND SURVEYORS

CIVIL ENGINEERS

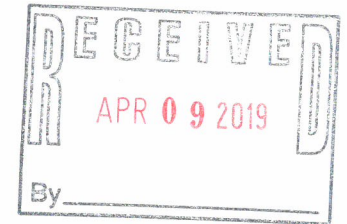
- LEGEND**
- EXISTING MONUMENT
 - NO MONUMENT FOUND OR SET
 - N 89°56'30" E 425.61' PROPERTY LINE
 - STONEMASON'S MARK STONEWALL
 - EP EDGE OF PAVEMENT
 - GRAVEL
 - OVERHEAD WIRES
 - FENCE
 - BARB WIRE
 - CHAIN LINKED FENCE
 - SETBACK LINE

ABBREVIATION LEGEND:
 DHF - DRILL HOLE FOUND
 SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS
MONUMENT IDENTIFICATION INSCRIPTIONS:
 "NPA" - NORWAY PLAINS ASSOCIATES



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED ADDITION TO THE EXISTING EQUINE CLINIC FOR THE PURPOSES OF MINOR SITE PLAN REVIEW.
 2. TOTAL PARCEL AREA: MAP 220, LOT 25 8.45 ACRES
 3. PARCEL IS ZONED AGRICULTURAL
 4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SQ FT, FRONTAGE = 150'
 5. BUILDING SETBACKS: FY. = 20', SY. = 10', RY. = 20'
 6. THE LOTS ARE SERVED BY NEITHER THE MUNICIPAL WATER OR SEWER SYSTEM.
 7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05-17-2005 COMMUNITY PANEL 33017C0184D.

- REFERENCE PLANS:**
1. "SUBDIVISION PLAN, JAMES BURNS, ROCHESTER, N.H." DATED: MARCH, 1982 BY FREDERICK E. DREW ASSOCIATES RECORDED: SCRD PLAN 22A-155
 2. "SUBDIVISION OF LAND, ROCHESTER, N.H. FOR DR. GRANT D. MYHRE" DATED: JAN. 1992 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD PLAN 41-42

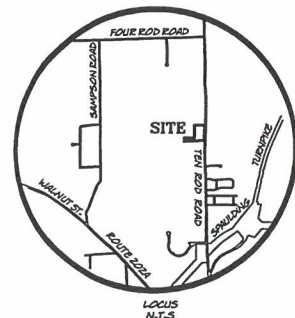
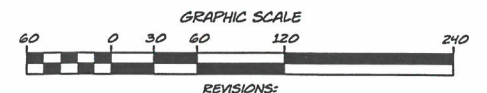


TAX MAP 220, LOT 25
 OWNER OF RECORD:
 MYHRE & SMITH PROFESSIONAL ASSOCIATION
 PO BOX 1673
 ROCHESTER, NH
 SCRD BOOK 1084, PAGE 185

MINOR SITE PLAN
 100 TEN ROD ROAD
 ROCHESTER
 STRAFFORD COUNTY, NH

FOR:
MYHER & SMITH
PROFESSIONAL
ASSOCIATION

1" = 60' APRIL 2019



FILE NO. 141
 PLAN NO. C-1406-SP
 DWC. NO. 19014 SP-1
 F.B. NO. "TJE"

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948