

RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts. etc.)

City of Rochester, New Hampshire

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

Date: 01-07-19 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 0125; Lot #'s): 0214; Zoning district: R2

Property address/location: 38 Charles Street

Name of project (if applicable): Abi's Place – Recovery House

Lot Area: 0.47 acre; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Hope on Haven Hill – Sharon Drake, Executive Director

Mailing address: P.O. Box 1272, Rochester, NH 03867

Telephone #: 603.841.5353 x17 Email: sdrake@hopeonhavenhill.org

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designer

Name (include name of individual): Joel D. Runnals

Mailing address: Norway Plains Associates, PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #: 603-335-0098

Email address: jrunnals@norwayplains.com Professional license #: 865

Proposed use

(You are not bound by information on bedrooms and type of ownership unless that is a condition of approval.)

Total number of proposed dwelling units: _____; number of existing dwelling units: 1

Proposed bedrooms/unit: 8; total number of proposed bedrooms: 8

New building(s)? _____ addition(s)/modifications to existing building(s)? X
Townhouses/rowhouses:_____ flats:_____ duplexes:_____ freestanding detached units: _____
Proposed ownership - leasehold: _____ fee simple conveyance: _____ condominiums: _____

Utility information

City water? yes X no _____; How far is City water from the site? existing
City sewer? yes X no _____; How far is City sewer from the site? existing
If City water, what are the estimated total daily needs? 1,200 est. gallons per day
Where will stormwater be discharged? Existing – no proposed development

Other information

parking spaces: existing: 4 total proposed: 4 ; Are there pertinent covenants? No
Describe existing conditions/use (vacant land?): Current use was a Rectory attached to a Church building. The property was purchased in 2018 by Hope on Haven Hill and will be used as a single residential facility.
Check any that are proposed: variance granted; special exception _____; conditional use _____
Wetlands: Is any fill proposed? N/A ; area to be filled: _____; buffer impact? _____

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	See attached page	
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

Comments

Please feel free to add any comments, additional information, or requests for waivers here: We purchased the Church and Rectory in 2018. To be able to use this property as intended and approved, we need to have a sprinkler system installed. Attached is the site plan review completed by Norway Plains.

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: Sharon Drake

Date: 01-07-19

Signature of applicant/developer: _____

Date: _____

Signature of agent: Joel D. Runnals

Date: 01-07-19

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: Sharon Drake

Date: 01-07-19



PROJECT NARRATIVE:

TAX MAP #: 125; LOT #(S): 214; ZONE: R-2

PROPERTY ADDRESS/LOCATION: 38 CHARLES STREET, ROCHESTER NH, 03867

NAME OF PROJECT (IF APPLICABLE): HOPE ON HAVEN HILL - ABI'S PLACE RECOVERY HOUSE

Hope on Haven Hill (HHH) will create a Recovery House for 8 women and their babies in the former Rectory at 38 Charles Street. Every resident will sign a contract agreeing to remain sober and attend recovery support programs located at the Outpatient Offices of Hope on Haven Hill. No men or relatives other than babies of the mothers will live there.

Hope on Haven Hill is requesting a waiver for parking for this location – 38 Charles Street. Currently there are four (4) designated spots (see site map) which includes one handicap parking spot. The women living at this Recovery House will not be allowed to have vehicles on property, therefore, only staff will be utilizing the parking on location and four spots is sufficient.

Additionally, there is municipal parking close by. This location meets the City of Rochester Site Plans Regulations – Section 10 – Parking and Circulation – (B) General Provisions Regarding Required Parking Spaces – (5) which states: for uses located outside of the Special Downtown District, where there is a municipal parking lot located within 660 feet (1/8 mile) of the proposed use, parking requirements shall be determined on a case by case basis by the Planning Board. There is municipal parking within the required number of feet from the 38 Charles Street location.

The previous used the house for their residence and the church was left vacant.

Areas

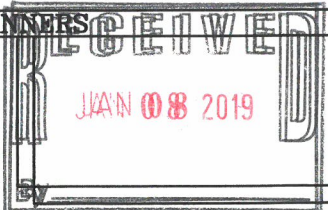
Existing Buildings:

Main=	7,361 sf	
Bulkheads=	67 sf	
Entrance=	100 sf	
Garage=	292 sf	
Decks and stairs=	1,058 sf	
Total=	8,878 sf	44%

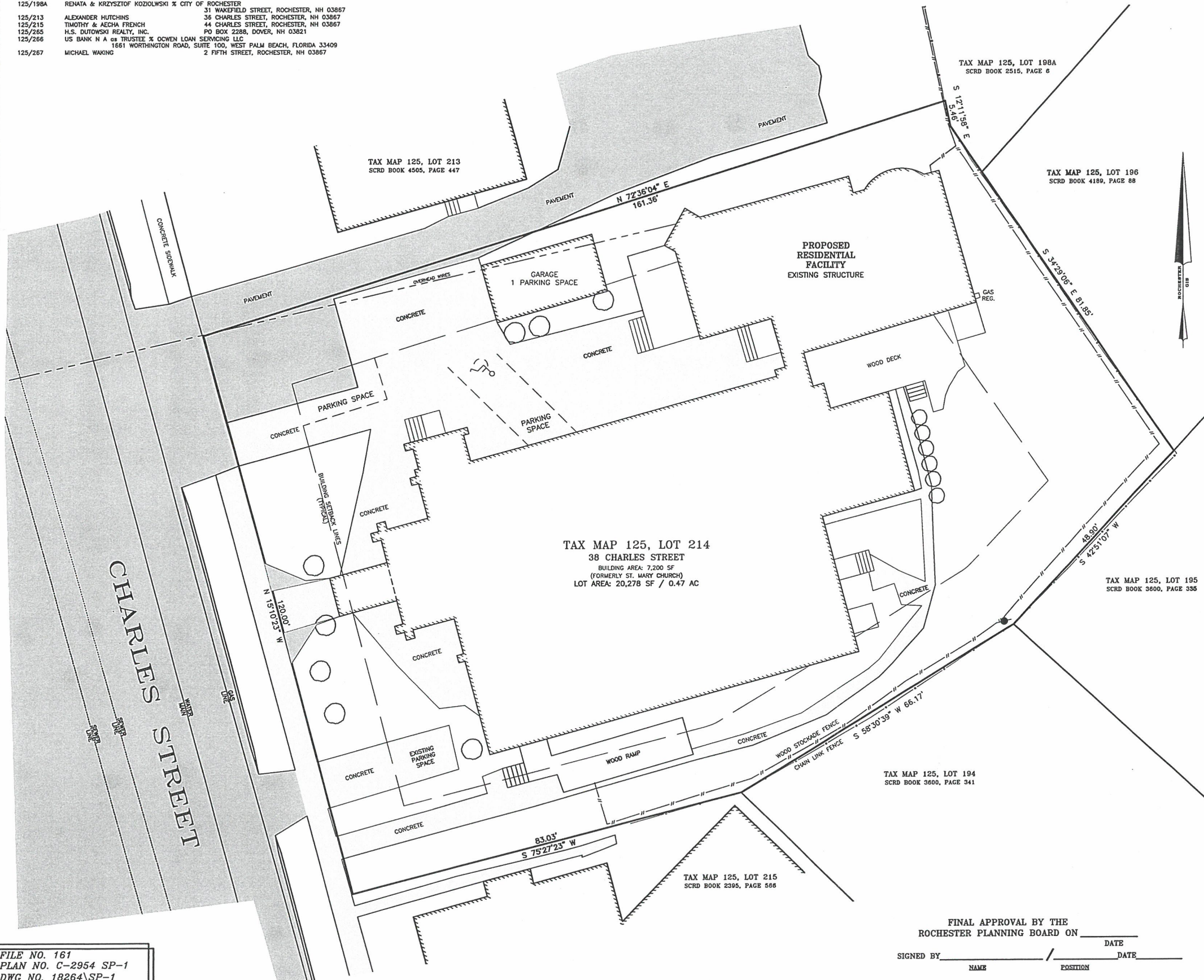
Pavement=	637 sf	
Concrete=	3486 sf	
Total includes parking=	4,123 sf	20%

Lawn=	7,277 sf	36%
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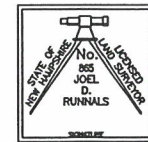
Lot Area=	20,278 sf	100%
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ADDITIONAL ABUTTERS:
 TAX MAP/LOT OWNER ADDRESS
 125/194 BETTY & MELBOURNE WILKINSON, JR 60 VINEWOOD LANE, ROCHESTER, NH 03867
 125/195 SAME AS 125/194
 125/196 MICHAEL CONROY & CAROL CHAMBERLAIN 95 SCRUTON ROAD, FARMINGTON, NH 03835
 125/198A RENATA & KRZYSZTOF KOZDOLWSKI & CITY OF ROCHESTER 31 WAKEFIELD STREET, ROCHESTER, NH 03867
 125/213 ALEXANDER HUTCHINS 36 CHARLES STREET, ROCHESTER, NH 03867
 125/215 TIMOTHY & AECIA FRENCH 44 CHARLES STREET, ROCHESTER, NH 03867
 125/285 H.S. DUTOWSKI REALTY, INC. PO BOX 2288, DOVER, NH 03821
 125/286 US BANK N A as TRUSTEE & COWEN LOAN SERVICING LLC 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FLORIDA 33409
 125/267 MICHAEL WAKING 2 FIFTH STREET, ROCHESTER, NH 03867



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 855 DATE

- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE FEATURES LOCATED ON TAX MAP 125, LOT 214.
 2. THIS PARCEL IS LOCATED IN THE RESIDENTIAL 2 (R2) ZONE.
 3. TOTAL PARCEL AREA:
 MAP 125, LOT 214: 20,278 SQUARE FEET / 0.47 ACRE.
 LOT COVERAGE = 58%
 DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
 MULTIFAMILY (R2) ZONE:
 MINIMUM LOT SIZE = 30,000 SF
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM YARD SETBACKS:
 FRONT = 15'
 SIDE = 10'
 REAR = 25'
 4. SOIL SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
 WSA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES.
 5. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS PRIOR TO ANY WORK BEING PERFORMED.
 6. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATES OF THE SURVEY (12-14-18). THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS BUT IN EXISTENCE ARE NOT INTENDED OR IMPLIED.
 7. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 33017022110 DATED MAY 17, 2005.
 8. ON AUGUST 09, 2018 A VARIANCE (CASE 2018-07) WAS GRANTED BY THE ZBA TO PERMIT A RESIDENTIAL FACILITY IN THE R2 ZONE.
 9. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

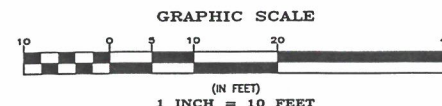


LOCUS
 N.T.S.

OWNER OF RECORD:
 TAX MAP 125, LOT 214
 HOPE ON HAVEN HILL, INC.
 38 CHARLES STREET
 ROCHESTER, NH
 SCR D BOOK 4593, PAGE 443

EXISTING FEATURES PLAN
 TAX MAP 125, LOT 214
 38 CHARLES STREET
 STRAFFORD COUNTY
 ROCHESTER
 NEW HAMPSHIRE

PREPARED FOR:
HOPE ON HAVEN HILL, INC.
 SCALE: 1" = 10' JANUARY 2019



FINAL APPROVAL BY THE
 ROCHESTER PLANNING BOARD ON _____ DATE _____
 SIGNED BY _____ / _____
 NAME POSITION

FILE NO. 161
 PLAN NO. C-2954 SP-1
 DWG NO. 18264\SP-1
 F.B. NO. WTM-TCY