

Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 4/8/20

Property information

Tax map #: 121 ; Lot #'s: 12 ; Zoning district: Downtown

Property address/location: 28 No Main St

Name of project (if applicable): Commercial Residential units

Property owner

Name (include name of individual): Ventina LLC c/o Paul Delisle

Mailing address: 664 Columbus Ave Ste 5B, Rochester, NH 03867

Telephone #: 603-502-2771 Fax: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Paul Delisle

Mailing address: Same

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Paul Delisle

Mailing address: _____

Telephone #: _____ Fax #: _____

Email address: _____ Professional license #: _____

Proposed Project

Please describe the proposed project: Convert part of the commercial units into Residential units.

Please describe the existing conditions: Empty commercial units

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 4/8/20

Signature of applicant/developer: 

Date: 4/8/20

Signature of agent: 

Date: 4/8/20

26-30 Main St, Rochester

The purpose of this project is to divide 2 2000sf commercial units into a commercial unit and a residential 2 bedroom unit on each side (26 and 30 North Main st). 28 North Main st represents the upstairs residential units where there are 4 residential studios on floor 2 and 1 residence on the 3rd floor. There will be a total of 9 units once the project is done: 2 commercial and 7 residential.

The commercial units will be 850sf in 26 No Main and 700sf in 30 No Main St.

We currently have parking for 7 vehicles in the back of the building. The new residential units will access the building from the back of the building where the parking is located. Our building is also very close to the city parking lot on Congress St.

Trash removal: We provide a dumpster in the back of the building for all residents to use.

Exterior: There will be no changes to the exterior of the building, however we will replace the windows and doors in the back of the building with new ones of similar look and size.

Fire Protection: A fire rated wall will be built between the residential and commercial units and a sprinkler system will be installed by a Professional Fire company. A Fire protection engineer will provide a breakdown of what is needed.

Base Criteria for Conditional Use Permit

Allowed use or departure. The use or departure from standards is specifically authorized under the Tables of Uses in Article 18 as a conditional use or is otherwise specifically authorized in this chapter;

Adding the 2 residential units is within the zoning guidelines for downtown. This use adds to the livability by having residents in close proximity to downtown services

B.

Intent of chapter. The proposal is consistent with the purpose and intent of this chapter;

Residential use is an allowed use downtown.

C.

Intent of Master Plan. The proposal is consistent with the purpose and intent of the Master Plan;

Residential use is an allowed use downtown and is consistent with the zoning guidelines.

D.

Compatibility. The proposal is compatible with general dimensional, use, and design characteristics of the neighborhood and surrounding area;

Adding residential units to the back of the building is the best and highest use for this building/area. It allows for residents to bring life to the downtown without sacrificing the look of business activity in the front of

the building. Also, the parking and entrances are in the back of the building

E.

Streetscape. The proposal will not adversely impact the quality of the streetscape;

Having commercial in the front of the building and residential in the back of the building does not alter appearance of the building as it will remain the same. Having smaller commercial units allows for more uses as the rents are less costly.

F.

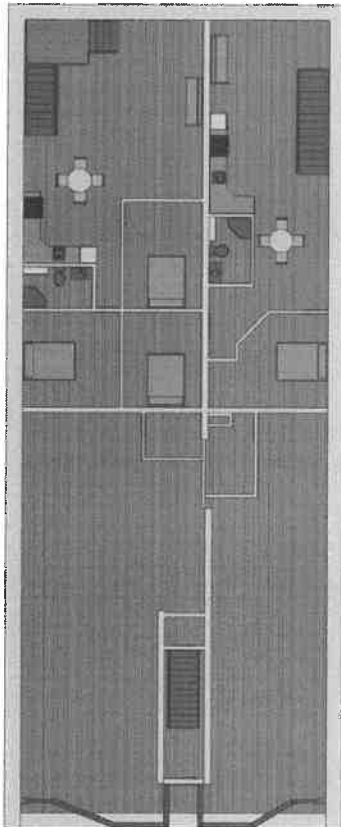
Resources. The use or departure will not have a significantly adverse impact upon natural, scenic, historic, or cultural resources and can be designed with sensitivity to environmental constraints; and

The will be no changes to the exterior of the building so there is no departure from the current look and feel of the building.

G.

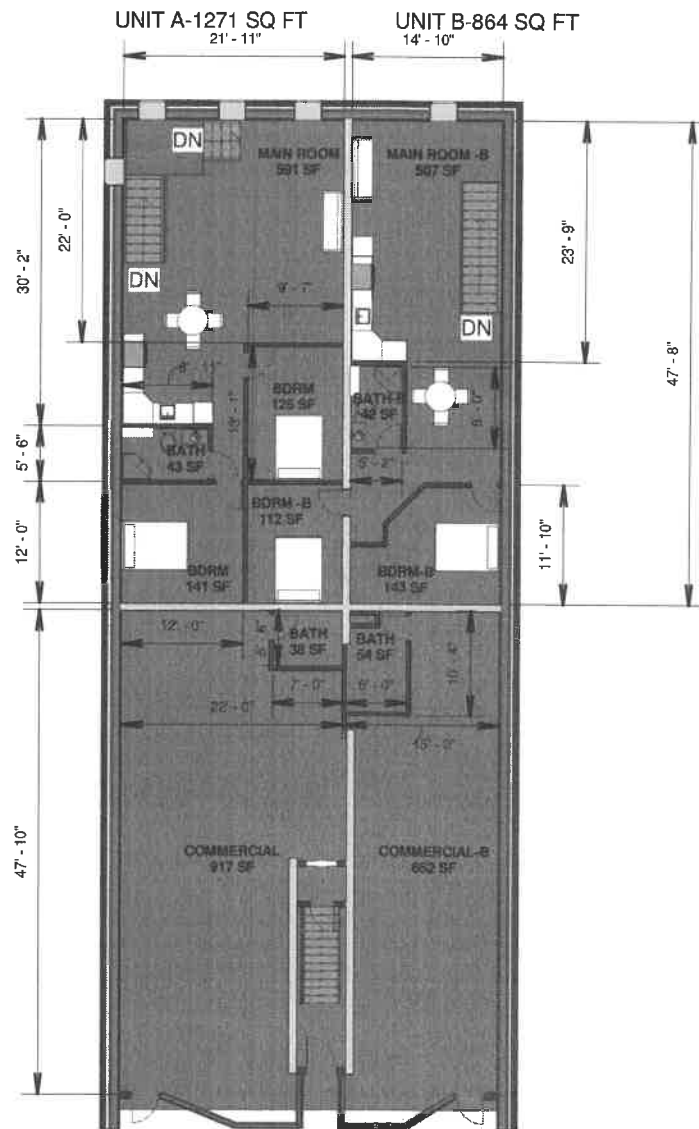
Public facilities. The use does not place an undue burden upon the City's resources, including the effect on the City's water supply and distribution system, sanitary and storm sewage collection and treatment systems, fire protection, police protection, streets and schools.

Adding 2 residential units should not have any impact on city resources. If anything the city is under utilized at this point and needs more activity to promote a vibrant community.



② RENOVATION VIEW 1B

Renovation and layout concepts only. All demolition and construction must be approved by qualified entity.



① MAIN ST. LEVEL 1 RENOVATION FOR SHEET
1/16" = 1'-0"

VENTINA LLC

JAM's Mechanical Advantage

RENOVATION

26-30 N. Main St.

STREET LEVEL FLOOR PLAN

Project number	VT-5	201
Date	6/7/20	
Drawn by	JAMMA	Scale 1/16" = 1'-0"
Checked by	Checker	

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