

**Conditional Use Permit Application**  
**City of Rochester, New Hampshire**

Date: 16 August 2020

**Property information**

Tax map #: 102; Lot #(s): 3; Zoning district: Neighborhood mixed use

Property address/location: 0 Main St. E., Rochester, NH, 03868

Name of project (if applicable): \_\_\_\_\_

**Property owner**

Name (include name of individual): Scott Gerry, scottgerry2000@gmail.com

Mailing address: PO Box 736, Springvale ME 04083

Telephone #: 1-207-432-1900 Fax 1-603-994-7648

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Norway Plains Associates Incorporated, Steve Oles, LLC

Mailing address: PO Box 249, 2 Continental Blvd., Rochester NH 03867

Telephone #: 1-603-335-3948 Fax #: \_\_\_\_\_

Email address: soles@norwayplains.com Professional license #: \_\_\_\_\_

**Proposed Project**

Please describe the proposed project: the request is for a conditional use permit to alter the build-to  
zone of 0-20 feet to allow for the construction of a single-family home 60 feet from the right -of- way, which is  
now a parking lot rather than Main Street, and presents challenging topography.

Please describe the existing conditions: The project site is a vacant lot that has an existing curb cut  
to provide access to the site from a parking lot. The project site is a heavily wooded sitting on a mound of Granite  
Looking down on frontage along the Salmon Falls River. The site has challenging topography that limits Suitable building area.

## 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: \_\_\_\_\_

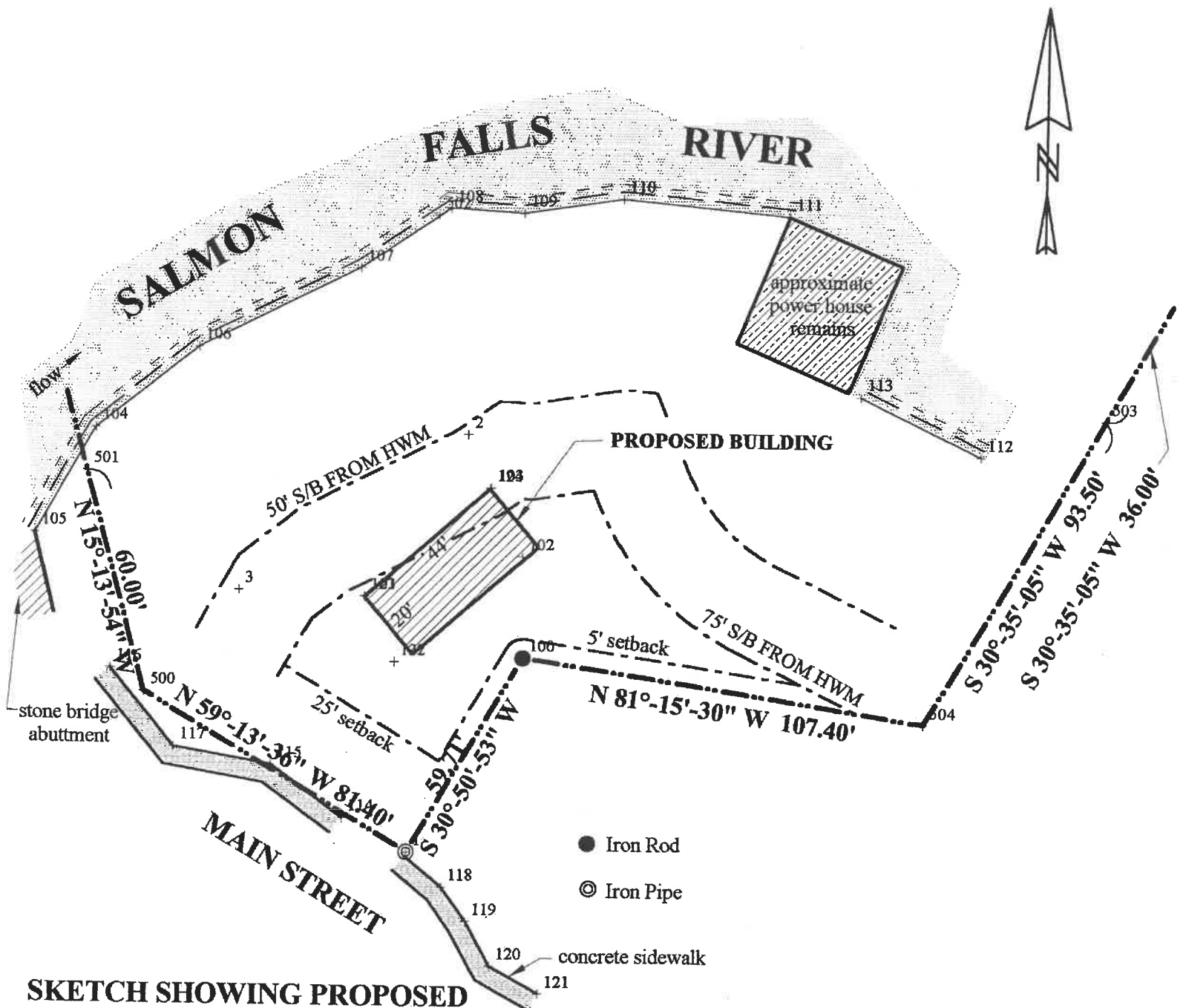
Date: \_\_\_\_\_

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_



**SKETCH SHOWING PROPOSED  
HOUSE LOCATION FOR  
SCOTT GERRY  
MAIN STREET  
EAST ROCHESTER, NH**

**SCALE: 1 INCH = 40 FEET**

1. "Site Sketch Main Street Rochester, Strafford County, New Hampshire for Scott Gerry" dated May, 2020 surveyed by Norway Plains Associates (Preliminary Plan Only).

2. Brianna Yokell to Scott & Margaret S. Gerry dated May 22, 2020 and recorded in Book 4763 Page 437.

**A.**

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;

*Yes, Section 275-5.5.C.2.a in the Zoning Ordinance allows for the build-to zone to be altered by a conditional use permit "where not practical, or for other design considerations". The request is due to topographical challenges on the lot. The proposed building site is the most suitable location. Building the home in accordance with the regulations would require extensive grading. Also, there is limited buildable area on the lot, so building my home in accordance with the regulations would only allow for a 7-ft wide driveway without encroaching upon the neighboring property and would only allow for one off street parking spot. Therefore, I feel that the build-to zone is not practical for the Project Site. Approving this departure would allow for a reasonable use of the property with minimal impact on the character of the neighborhood and the streetscape.*

**B.**

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

*Yes. The intent of a Conditional Use is to safeguard the public interest and to avoid development that has significant adverse impacts. Approval of this conditional use would allow for reasonable off-street parking accommodations on the property to avoid putting unneeded stress on the municipal parking lot in front of the Project Site (which is typically full most nights). I'm asking for a small departure from the regulations to avoid significantly altering the topography of the Site, which could be considered an adverse impact. The proposed location allows for my home to be further from the neighboring property owners, and the proposed use, single-family home, should have minimal impact on the health, safety, or welfare of the community.*

**C.**

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

Yes.

**D.**

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

*Yes, the area is primarily residential. The home will be further back than most structures in the general vicinity, but the Project Site has limited street frontage and will be a small, one story home that should not have a significant impact on the aesthetics or character of the neighborhood (as seen below – the Project Site is the wooded area in between the two existing structures). The character of the neighborhood was altered by the addition of the municipal parking lot and small park (as seen below with the existing playground) so the proposal should be considered compatible.*



**E.**

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

*Yes. The character of the neighborhood was previously altered by the addition of a municipal parking lot. There is an existing curb-cut that provides access to the Project Site (as seen above).*

**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

*Yes, the request is due to topographical challenges on the lot. Building the home in accordance with the regulations would require an extensive amount of grading or hauling in additional fill, whereas the proposed building site allows for the home to be placed in a flat, suitable location where the topography will not need to be altered extensively. In addition, the request is for a single-family home that should be considered a low impact use with minimal impact on natural, scenic, historic, or cultural resources. Finally, I intend to preserve as much of the tree canopy and natural landscape as possible on the Project Site.*

**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.

*The request is for a single-family home within an existing developed area that is in close proximity to public services. Therefore, the proposed use should not place an undue burden upon the City's resources.*