



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: July 15, 2020

Property information

Tax map #: 0116-0161; Lot #(s): _____; Zoning district: DTC (per tax card)

Property address/location: 90 Wakefield Street

Brief project description: Renovation of interior spaces to create 21 apartments

Property owner

Name (include name of individual): Community Action Partnership of Strafford County- Betsey Andrews Parker, CEO

Mailing address: 577 Central Avenue Suite 10 Dover, NH 03820

Telephone #: 603-435-2500 Email address: bandrewsparker@straftfordcap.org

Applicant/developer (if different from property owner)

Name (include name of individual): Eric D. Borrin

Mailing address: 577 Central Avenue Dover, NH 03820

Telephone #: 603-978-5209 Email address: eborrin@straftfordcap.org

Engineer/surveyor/designer (if applicable)

Name (include name of individual): JSA Architects, Inc. Jay Longtin, AIA

Mailing address: 273 Corporate Drive, Suite 100 Portsmouth, NH 03801

Telephone #: 603-436-2551 Email address: jlongtin@jsainc.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: Used as an assisted care facility for up to seniors for the past 105 years. Vacant since 2019.

Describe proposed use/activity: Remodel interior of building to create 21 apartments for income qualified seniors age 62+

parking spaces: existing: 24 ; total proposed: 24

Current square footage of building 15,461; Proposed square footage of building 15,461

City water? yes xx no ; How far is City water from the site? currently on site

City sewer? yes ___ no ___; How far is City sewer from the site? currently on site

If City water, what are the estimated total daily needs? _____ gallons per day

Where will stormwater be discharged?

Number of existing dwelling units: 21 Total number of proposed dwelling units: 21

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

Describe current use/nature of property: Used as an assisted care facility for past 105 years. Vacant since 2019

Describe proposed use/activity: Remodel interior of building to create 21 apartments for income qualified

seniors age 62+

of parking spaces: existing: 24 total proposed: 24

Hours of Operation: 24 Days of Operation: 7

Number of employees: 1 Square footage to be used for new proposed use: 15,461

Maximum Number of Pupils at one time (for classes): n/a

Comments

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

Modifications to the buildings is limted to: Adding elevator and necessary h/c ramps and adding three dormers on the
roof of the Annex building. Water damage and weather aging of the exterior will be addressed, and paint will be refreshed.

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: EA Andrew Pak

Date: 7-13-20

Signature of applicant/developer: [Signature]

Date: 7/13/2020

Signature of agent: _____

Date: _____

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: GA And Pat

Date: 7-13-21

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;

NARRATIVE FOR:
The Gafney Home

Location:

90 Wakefield Street Rochester, NH

Description:

A 1.5 acre parcel with three structures. Two of the structures were built in 1897. The third was built in the early 1960's.

The Gafney Home is a contributing resource within the City of Rochester Historic District Commission boundaries. This home for the aged was built in 1897 by distinguished Rochester attorney and county probate Judge Charles Gafney. Judge Gafney enjoyed use of the home for a short time before his demise. His wife occupied the home through 1905, until her death, whereupon the entirety of the property was transferred to the Board of the Gafney Home for the Aged to provide low (or no) cost housing to low income seniors from Rochester and the surrounding area. Over time, the model changed and began to include medical care for the residents. At the time the Gafney Home closed in 2019, it had been run as an assisted living facility for seniors over 50 years. There were 21 housing units on the property at that time.

Detail:

Mansion: The Gafney Mansion is a building of stone and brick of Romanesque revival architecture with masonry construction and strong, rounded features, a circular corner tower, a curving wall, conical roof elements, and a semi-circular arch at the entry. The sills and lintels are made of rough façade granite while the quoins are of smooth granite.

The interior of the Mansion has been extensively renovated and reconfigured over the past 123 years, save for the foyer, sitting room, study, and office, all of which retain a significant amount of their original woodwork.

Annex: Connected to the back of the Mansion is a 1960's constructed modern brick and cinder block building that was purpose built to provide housing and assisted living care in a single room occupancy setting.

Carriage House: The Carriage house is a wood framed two story structure that currently has a modern apartment on the second floor and heavily modified first floor that has most recently been used for by the caretaker for hobbies and lawn and garden tool storage.

Proposed Project:

Renovation of the interiors of the Mansion and Annex to create 19 new studio and one-bedroom apartments specifically for those of low income aged 62 and over.

Renovation of interior of the Carriage House to create two, two-bedroom apartments specifically for those of low income aged 62 and over.

NARRATIVE FOR:

The Gafney Home

There are no exterior modifications to the street facing façade.

Modifications:

Three dormers will be added to the Annex.

A window along with a wheel chair ramp will added at the back of the Carriage House.

An elevator to serve the Annex and Mansion will be added in the short alley shared by those buildings. A wheel chair ramp for access to the Mansion will be

Description of current and previous land use and disturbances:

The property has been a residential site within the downtown district of Rochester, NH since 1897. The site profile is flat with no natural variation, having either been scraped or filled to create the uniform profile.

Paved driveways, walkways, and a 24+ space parking area were added in the modern era, as was a 40' by 40' terrace constructed at ground level from concrete pavers.

No previously undisturbed ground will be excavated as a result of this project.

The project will require the area of the shared, rear facing "alley" between the Annex and Mansion to be disturbed/excavated in order to create a pit for the elevator and footings to support the elevator lobby. This are is currently topped with asphalt bitumen and contains areas where the concrete footings of both buildings are visible.

Any footings or supports for the required wheel chair ramps will be placed in areas already covered by asphalt bitumen.

All areas (driveway, parking lot, and walkways) that are currently paved will receive a 1.5" topcoat of asphalt bitumen over the existing pavement, which is in good repair.

Photo Key- Photo location added by Alpha designation and arrow direction on Plot Plan included in PDF document.

- A. Aerial of site
- B. Gafney Home and Carriage House from Driveway near Wakefield Street
- C. Gafney Home from Wakefield Street sidewalk
- D. Gafney Home from Wakefield Street showing part of Annex
- E. Gafney Home and Annex from Wakefield Street
- F. Back of property from Patio
- G. Back of Property from Patio

NARRATIVE FOR:
The Gafney Home

- H. View from Patio toward Carriage House
- I. View from Patio toward Annex and Gafney Home
- J. Rear of Annex with Sunroom visible
- K. Side of Annex and Corner of Gafney Home looking toward alley that is subject to excavation.
- L. Alley to be excavated to accommodate adding elevator to project
- M. Alley to be excavated to accommodate adding elevator to project
- N. Rear of Gafney Home
- O. Side of Gafney Home, corner of Carriage House
- P. Side of Carriage House furthest from Gafney Home
- Q. Back of Carriage House adjacent parking lot

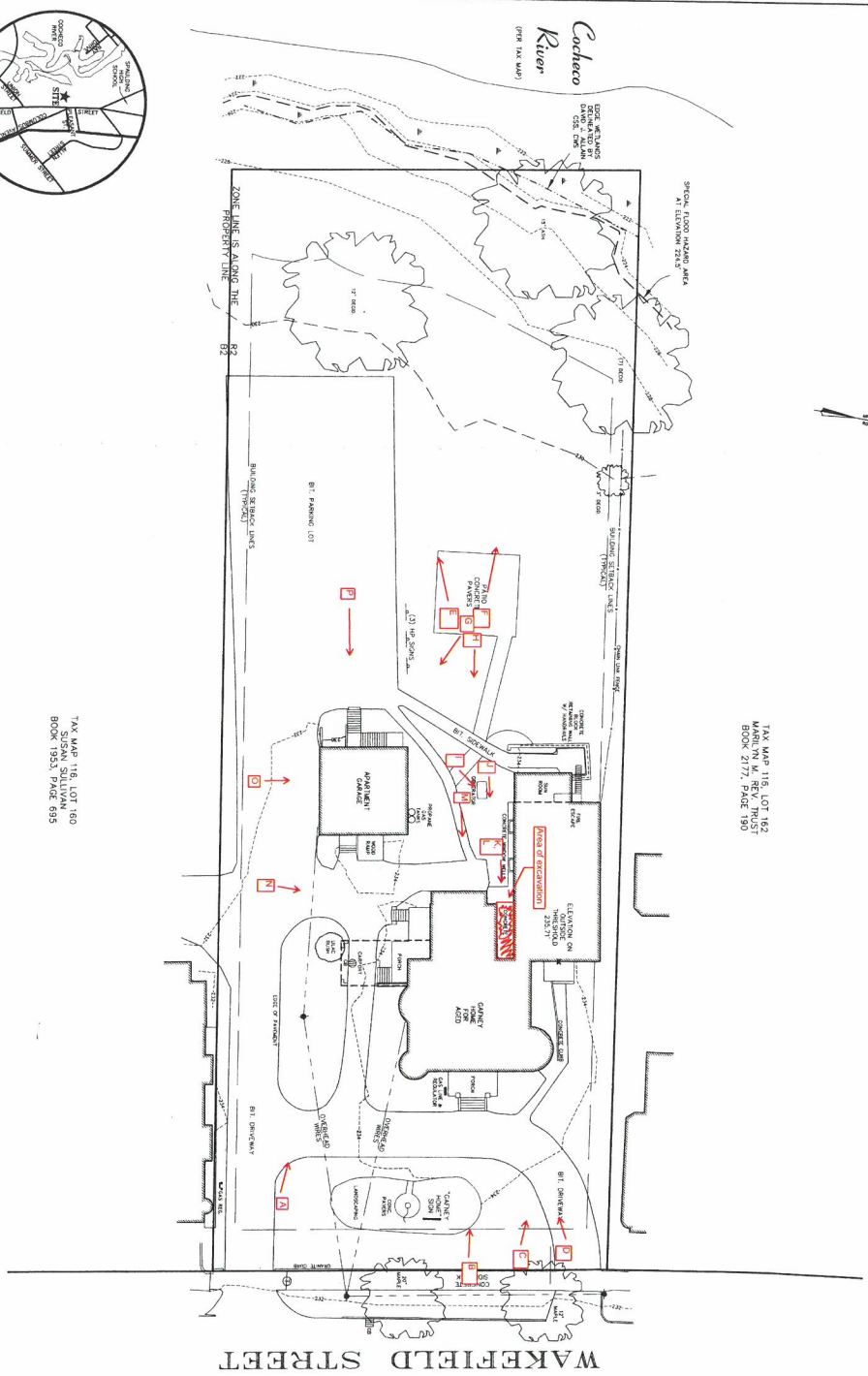
Photo Location Discrepancy

LAND SURVEYORS - SEPTIC DESIGNERS



CIVIL ENGINEERS - TRANSPORTATION PLANNERS

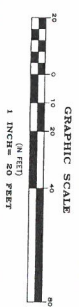
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE DETERMINED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROLOGICAL DATA. DATA IS AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING FIRM AT NORMAN PLAINS ASSOCIATES, INC. (602)-335-3948.

[illegible]

TAX MAP 116, LOT 161
OWNER OF RECORD:
GAFNEY HOME FOR AGED
90 WAKEFIELD STREET
ROCHESTER, NH 03867-1921
BOOK 331, PAGES 21-23

EXISTING FEATURES PLAN
90 WAKEFIELD STREET
ROCHESTER, N.H.
PREPARED FOR:
GAFNEY HOME FOR AGED

SCALE: 1" = 20' DECEMBER 2013



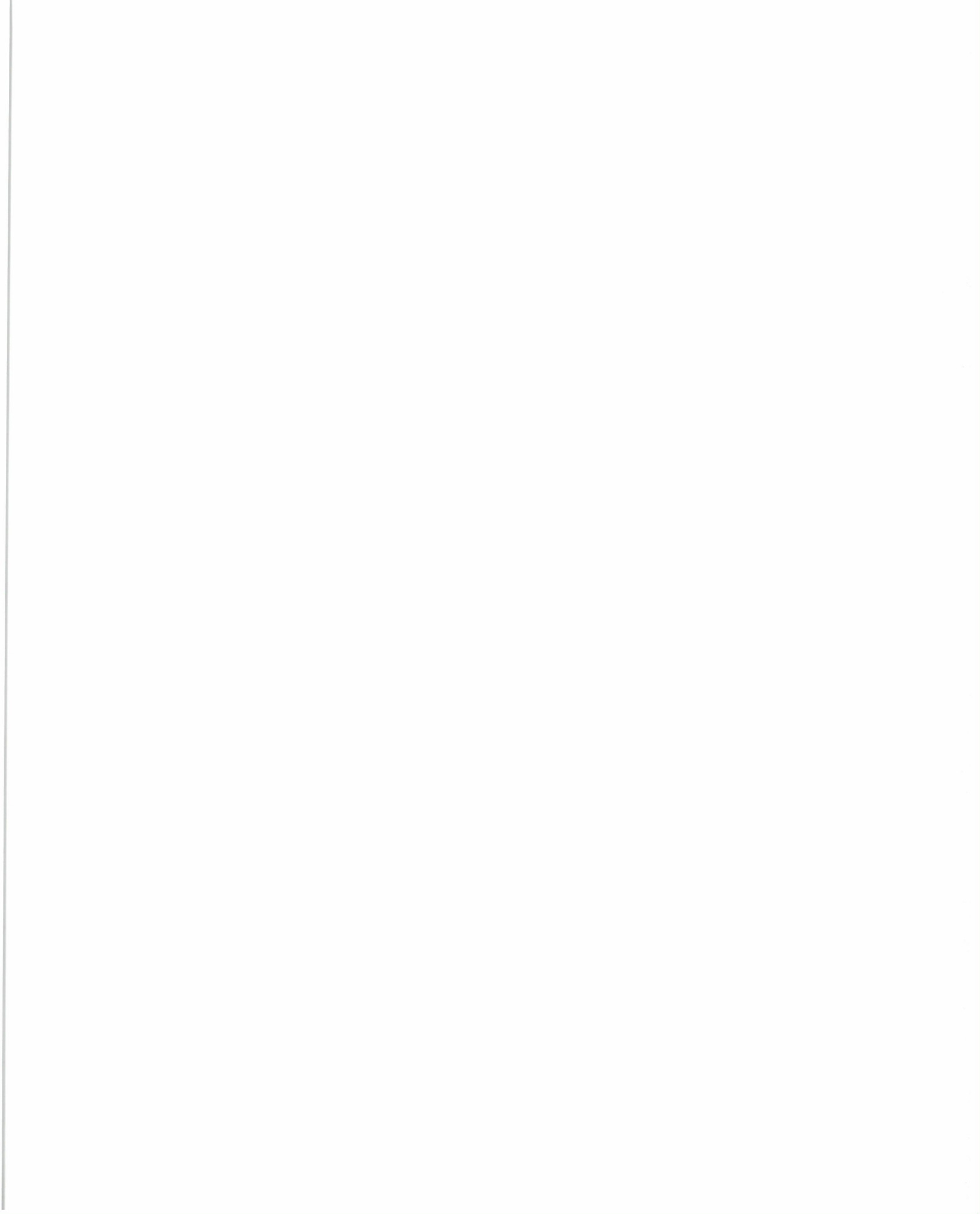
FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

NORWAY PLAINS ASSOCIATES, INC.

E-1









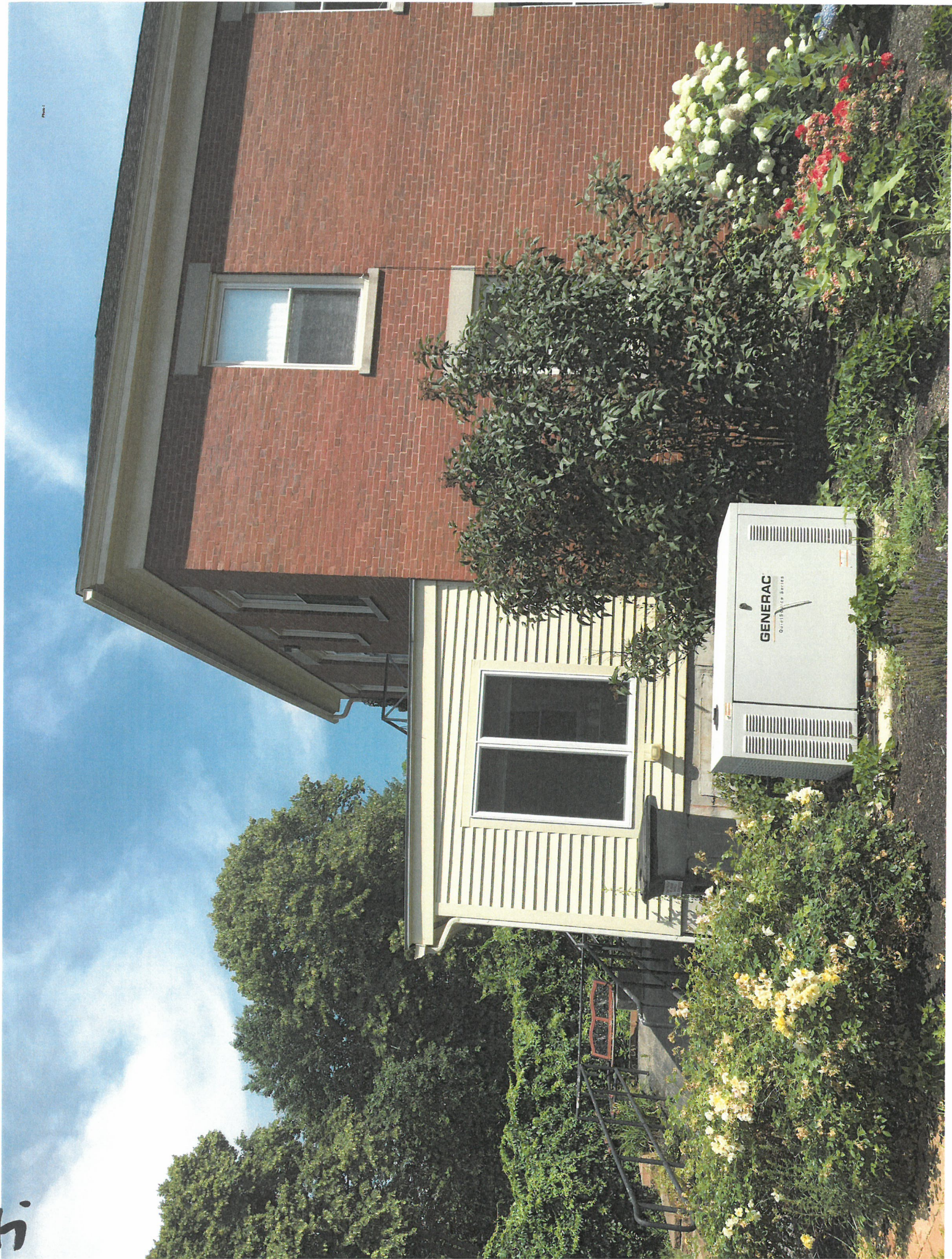




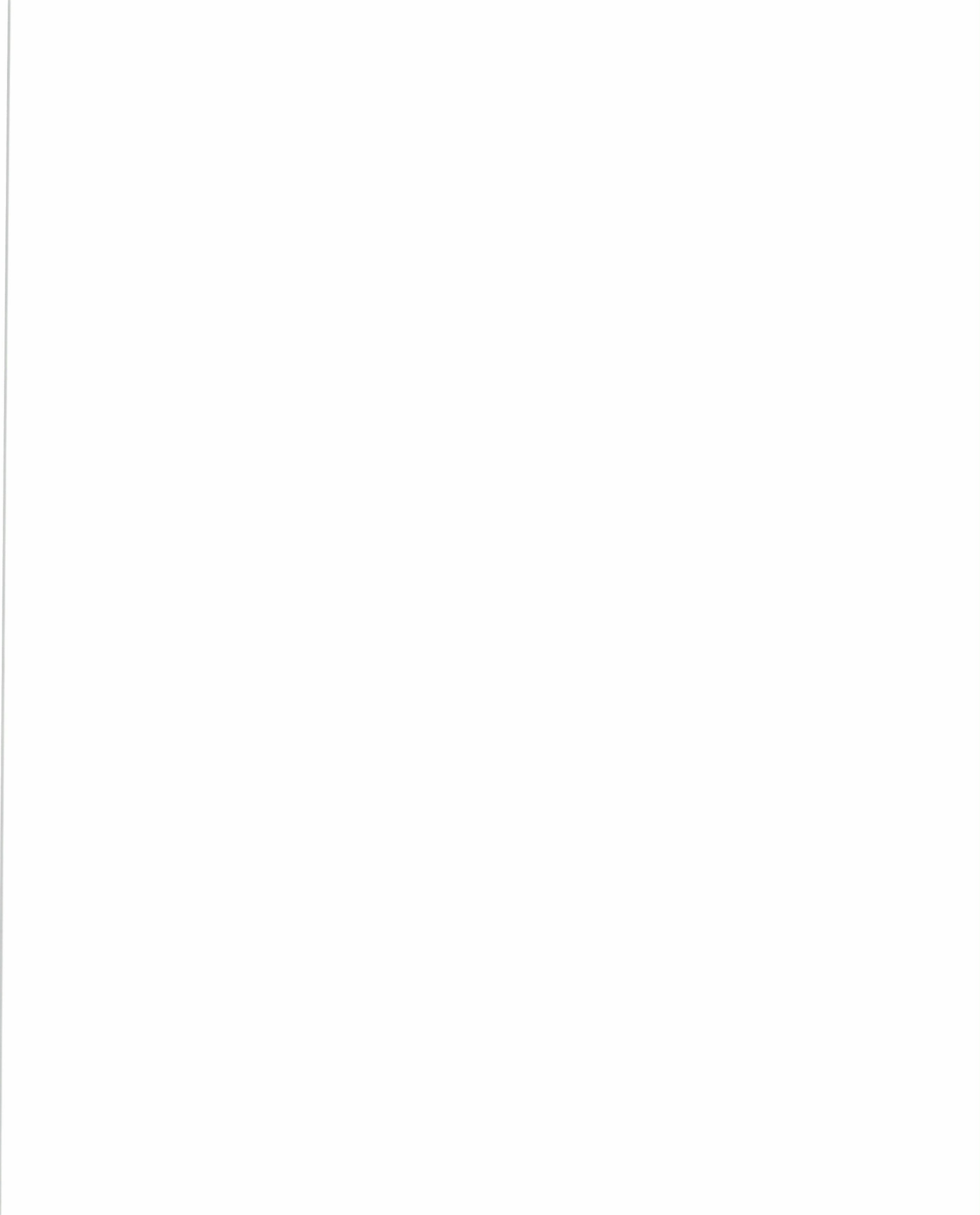








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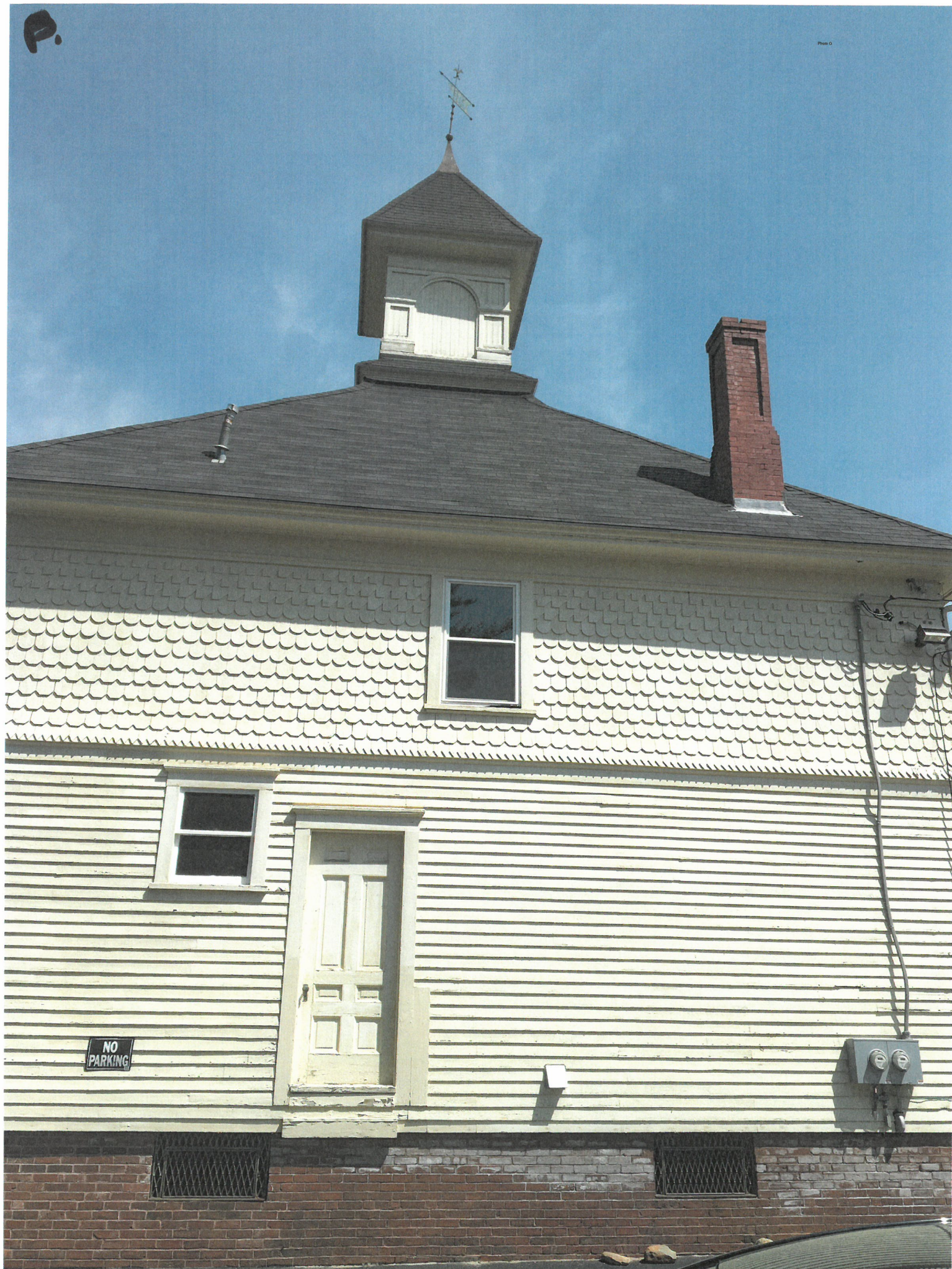


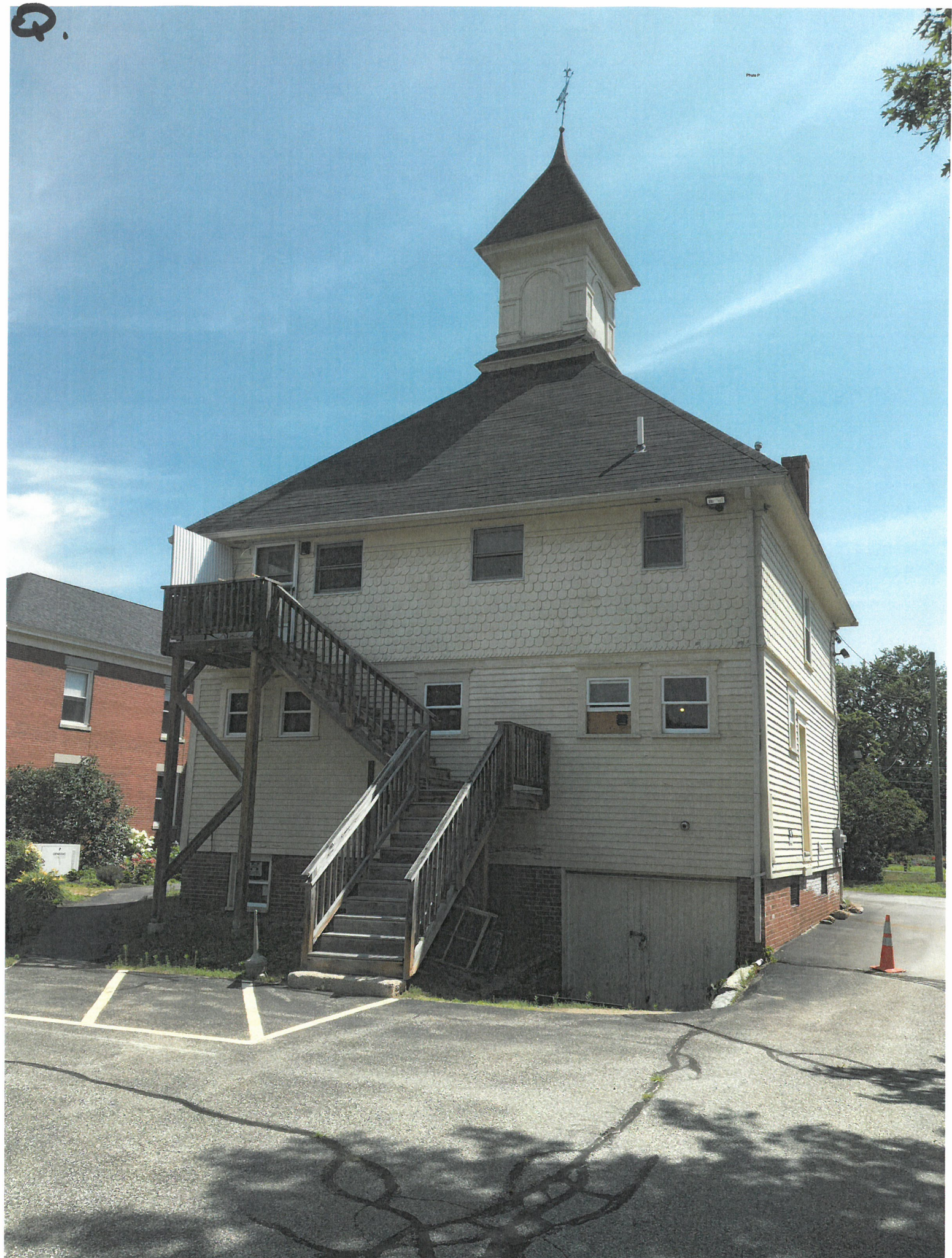












1. GENERAL SITE PLAN NOTES:
 - (1) THIS PARCEL IS ZONED RESIDENCE 2 (R2) AND IS ALSO LOCATED IN THE HISTORIC OVERLOOK DISTRICT (HSD) OF THE CONSERVATION OVERLOOK DISTRICT (COO).
 - (2) TOTAL PARCEL AREA IS 50.382 SQUARE FEET / 1.134 ACRES.
 - (3) EXISTING UTILITIES LOCATIONS AND DEPT. ARE SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
 - (4) THESE PLANS ARE PRELIMINARY AND NOT TO BE RELIED UPON THAT THEY WERE USUALLY APPLICANT ON THE DATE OF THE PERMITTING PROCESS (11-05-13 TO 07-22-20). THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
 - (5) DUCHESNEAU REGULATIONS FOR ZONING ORDINANCE.
2. RESIDENCE 2 (R2) ZONE:
 - MINIMUM LOT SIZE (WITH BOTH WATER AND SEWER) = 6,000 SF
 - MINIMUM LOT FRONTAGE = 80 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = 15 FEET
 - SIDE = 8 FEET
 - REAR = 25 FEET
 - COO BUFFER: COUCHED RIVER= 75' / WETLANDS = 30'
 - MAXIMUM LOT COVERAGE = 30%
3. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
 - VERTICAL DATUM - NAVD 1929
4. SOIL TYPES ARE PER STATEFORD COUNTY SOIL SURVEY, USDOCS.
 - WINDSOR LOAMY SAND D-3 (SLOPE 10% TO 15%) PER SOCS SHEET 13.
 - SOIL IS LOCATED WITHIN ZONE A-22A-5 (100% UPLAND) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNAL AVERAGE 33017000.
5. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WINKFIELD ST., ROCHESTER, MI 48067, (601) 335-1330.

TBM
TOP SPINDLE
HYDRANT
ELEV= 234.75'

Progress Print
for review only
07-28-20

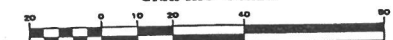
TAX MAP 118, LOT 181
OWNER OF RECORD:
COMMUNITY ACTION PARTNERSHIP
OF STRAFFORD COUNTY
577 CENTRAL AVENUE
DOVER, NH 03820-1005
BOOK 4721, PAGE 565

**EXISTING FEATURES PLAN
90 WAKEFIELD STREET
ROCHESTER, N.H.**

PREPARED FOR:
**COMMUNITY ACTION PARTNERSHIP
OF STRAFFORD COUNTY**

SCALE: 1" = 20' JULY 2020

GRAPHIC SCALE



(IN FEET)
1 INCH = 80 FEET

E-1 |

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

2 Continental Blvd., Rochester, N.H. 603-335-3948

NORWAY PLAINS ASSOCIATES, INC.

31 Mooney Street, Alton, N.H. 603-875-3948

FILE NO. 210
PLAN NO. C-2617-SP
DWG NO. 13168\EF-1
JN: 20189

LOCUS MAP