



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 2/1/2021

Property information

Tax map #: 221; Lot #(s): 164; Zoning district: GRD

Property address/location: 17 Farmington Rd

Brief project description: Convert basement from incidental storage to stand alone

Property owner

Name (include name of individual): NM Cook 17 Farmington Rd LLC

Mailing address: 22 Isaac Lucas Circle Dover NH 03820

Telephone #: 6035025200 Email address: mcook@metrocast.net

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): Jerry Tepe

Mailing address: 149 East Side Drive Concord NH 03301-5410

Telephone #: 6032239938 Email address: jrtia@aol.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: Basement space was incidental storage

for upstairs units

Describe proposed use/activity: Use basement as a stand alone warehouse space

parking spaces: existing: 40 ; total proposed: 40

Current square footage of building 13384 ; Proposed square footage of building 13384

City water? yes X no ; How far is City water from the site?

City sewer? yes X no ; How far is City sewer from the site?

If City water, what are the estimated total daily needs? 0 gallons per day

Where will stormwater be discharged? same-on site

Number of existing dwelling units: 6 Total number of proposed dwelling units: 6

New building(s)? no Addition(s)/modifications to existing building(s)? yes

Describe current use/nature of property: commercial building

Describe proposed use/activity: commercial building

of parking spaces: existing: 40 total proposed: 40

Hours of Operation: 9:00-5:00 Days of Operation: Tuesday-Saturday

Number of employees: 0 Square footage to be used for new proposed use: 3200

Maximum Number of Pupils at one time (for classes): 0

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: 

Date: 2/1/2021

Signature of applicant/developer: _____

Date: _____

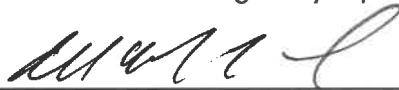
Signature of agent: _____

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: _____



Date: 2/1/2021

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;

CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 17 FARMINGTON RD ACRES: 1.16 PARCEL ID: 0221-0164-0000 LAND USE CODE: 325 CONDO COMPLEX: OWNER: NM COOK 17 FARMINGTON RD LLC CO - OWNER: MAILING ADDRESS: 22 ISAAC LUCAS CIR DOVER, NH 03820-4910 ZONING: GRD PATRIOT ACCOUNT #: 686	BUILDING STYLE: MIX RETAIL UNITS: 0 YEAR BUILT: 1986 FRAME: STEEL EXTERIOR WALL COVER: CORREG MTL ROOF STYLE: MULTI TYPE ROOF COVER: MULTIPLE
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 6/1/2020 BOOK & PAGE: 4766-234 SALE PRICE: \$1,000,000 SALE DESCRIPTION: Val Lnd&Bldg SELLER: BGF REALTY LLC	INTERIOR WALL: AVERAGE FLOOR COVER: AVERAGE HEAT TYPE: FORCED W/A FUEL TYPE: PROPANE PERCENT A/C: 100 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 6 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 18,233 FINISHED BUILDING AREA: 8,334 BASEMENT AREA: 6,682 # OF PRINCIPAL BUILDINGS: 2	
ASSESSED VALUES	
LAND: 203,000 YARD: 82,500 BUILDING: 624,700 TOTAL: \$910,200	
SKETCH	PHOTO



www.cai-tech.com

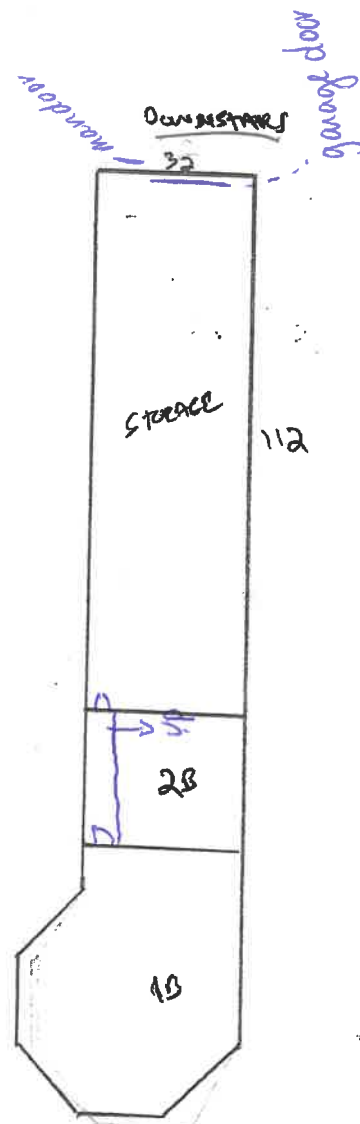
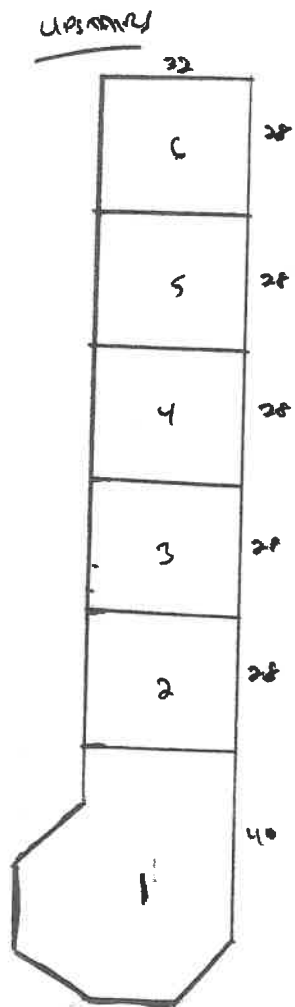
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1/30/2021

Property Information - Rochester, NH

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BUILDING SKETCH 17 FARMINGTON RD



29
2.15 Ac

164
1.16 Ac

165
1.7 AcC

FARMINGTON ROAD

105.44'

149.38'

51.9'

111.19'

98.06'

47'

101.19'

143.69'

97.31'

252.88'

47'

101.19'

250.6'

251.16'

227'

25'

100'

25'

230'

25'

223.32'

133'

161.16'

188'

50

2 Ac

5

2'



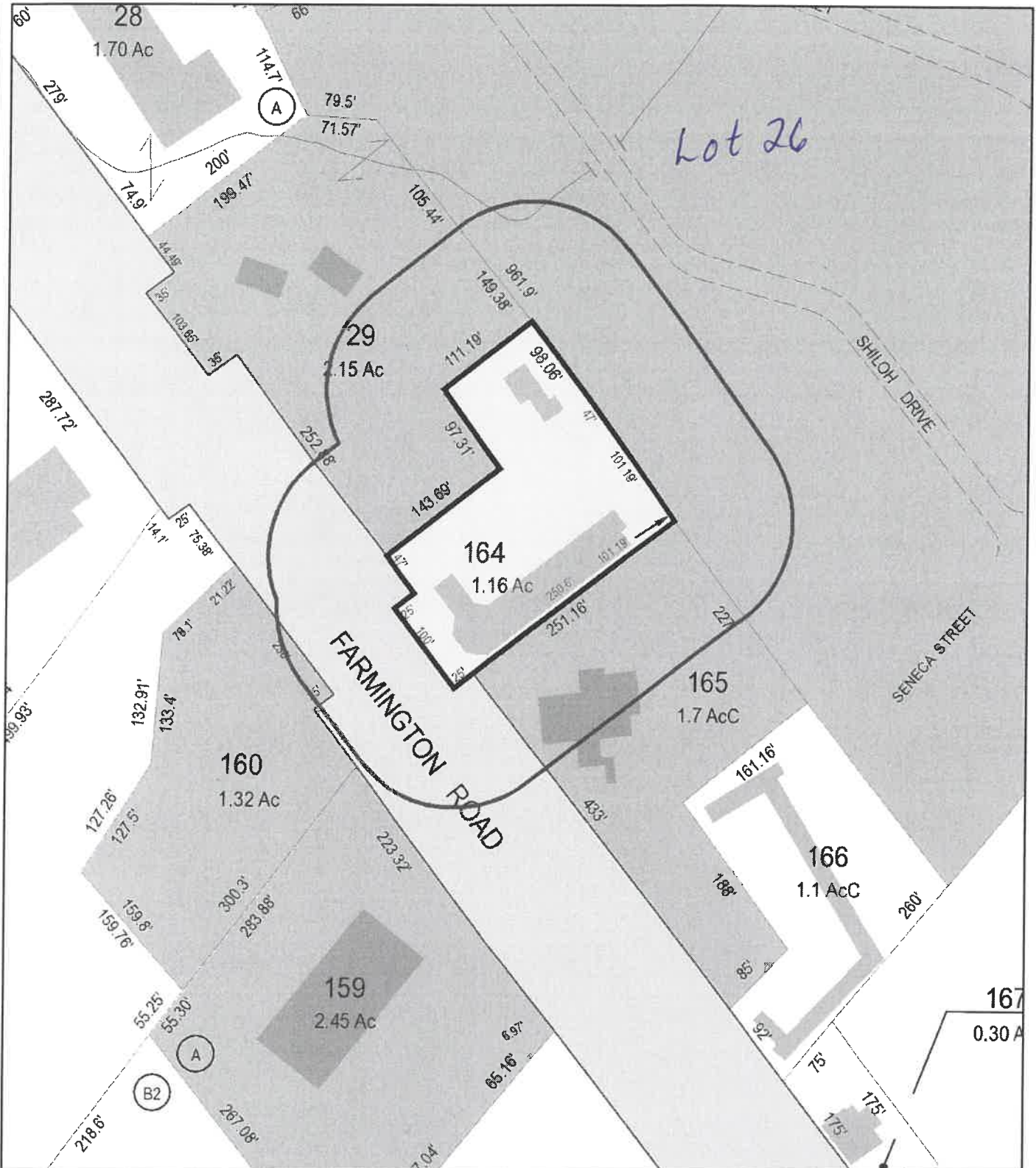
Rochester, NH

1 inch = 137 Feet

CAI Technologies
Precision Mapping, Geospatial Solutions

0 137 274 411

February 1, 2021



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