



MINOR SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 1/7/21

Property information

Tax map #: 0114; Lot #(s): 0001; Zoning district: HC

Property address/location: 306 N. MAIN ST

Brief project description: Renovating existing unit in shopping center
to create a new space for Physical therapist services.

Property owner

Name (include name of individual): REL COMMONS, LLC

Mailing address: ONE CATE ST. SUITE 520 PORTSMOUTH, NH 03801

Telephone #: 978 518 2053 Email address: NWITTET@WJPDEVELOPMENT.COM

Applicant/developer (if different from property owner)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email address: _____

Engineer/surveyor/designer (if applicable)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email address: _____

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: VACANT UNIT - FORMER "RENT-A-CENTER"
RETAIL LOCATION

Describe proposed use/activity: PHYSICAL THERAPY SERVICES
PROFESSIONAL SERVICES

parking spaces: existing: 139 ; total proposed: 139

Current square footage of building 5000 ; Proposed square footage of building 5000

City water? yes ☒ no ☐ ; How far is City water from the site? _____

City sewer? yes ☒ no ☐ ; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? ~50 gallons per day

Where will stormwater be discharged? EXISTING

Number of existing dwelling units: 8 Total number of proposed dwelling units: 8

New building(s)? NO Addition(s)/modifications to existing building(s)? YES

Describe current use/nature of property: see above

Describe proposed use/activity: see above

of parking spaces: existing: 139 total proposed: 139

Hours of Operation: 9-9 Days of Operation: 7

Number of employees: 4-6 Square footage to be used for new proposed use: 5000

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:

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:  on behalf of REL Commons, LLC

Date: 1/7/21

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: 1/7/21

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:  on behalf of REL Commons, LLC

Date: 1/7/21

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;



