



## **MINOR SITE PLAN APPLICATION**

**City of Rochester, New Hampshire**

Date: 1/15/2021

### **Property information**

Tax map #: 0221; Lot #(s): 0164-000, Zoning district: ARD

Property address/location: 17 Farmington Road #6

Brief project description: Jewelry Store

### **Property owner**

Name (include name of individual): N. Miles Cook III

Mailing address: 22 Isaac Lucas Circle, Dover NH 03820

Telephone #: 603-502-5200 Email address: mcav@metrwest.net

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

Name (include name of individual): Wendy Cruz

Mailing address: 22 Bailey Drive, Stratford NH 03304

Telephone #: 603-387-0593 Email address: wendy@cruzcontrol.com

### **Engineer/surveyor/designer** (if applicable)

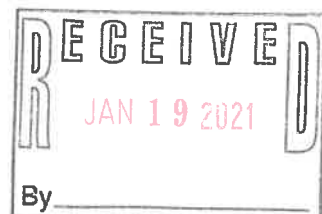
Name (include name of individual): N/A

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: Previously The location of Pink Cadillac restaurant.

Describe proposed use/activity: a subdivided portion of the space to be used as a retail jewelry store

# parking spaces: existing: 44 (shared); total proposed: —

Current square footage of building 950; Proposed square footage of building for my particular unit

City water? yes ☒ no ☐; How far is City water from the site? 200ft ±

City sewer? yes ☒ no ☐; How far is City sewer from the site? 200ft ±

If City water, what are the estimated total daily needs? < 1 gallons per day at street

Where will stormwater be discharged? —

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

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

Describe current use/nature of property: building empty

Describe proposed use/activity: jewelry store for unit #6

# of parking spaces: existing: 44 total proposed: —

Hours of Operation: 10-5:30 Days of Operation: 5

Number of employees: 1 Square footage to be used for new proposed use: 950

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

## Comments

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

*Property owner has already been permitted to  
Renovate site - Parking was already permitted -  
This is for change of use for 1 end unit out of 6 -*

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: *[Signature]*

Date: 1/15/2021

Signature of applicant/developer: *[Signature]*

Date: 1/15/2021

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: 1-15-2021

**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;

