



MINOR SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 2-9-2022

Property information

Tax map #: 262 ; Lot #(s): 52 ; Zoning district: Highway Commercial

Property address/location: 455 Gonic Road, Rochester NH 03869

Brief project description: Continue use of property for small machining operation

Property owner

Name (include name of individual): Craig Warner

Mailing address: 142 Flagg Road, Rochester, NH 03869

Telephone #: 603-235-1698 Email address: Cwarner@NECCBoats.com

Applicant/developer (if different from property owner)

Name (include name of individual): Dana Finch, Manchester Machine, LLC

Mailing address: 78 Whitehouse Road, Rochester NH 03867

Telephone #: 603-620-6195 Email address: Dana@mm-nh.com

Engineer/surveyor/designer (if applicable)

Name (include name of individual): _____

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: Small machine shop

Describe proposed use/activity: Small machine shop

parking spaces: existing: _____; total proposed: _____

Current square footage of building 7500; Proposed square footage of building 7500 - no change.

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

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

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

Where will stormwater be discharged? Same as current

Number of existing dwelling units: 1 ^{DF} Total number of proposed dwelling units: 1

New building(s)? _____ Addition(s)/modifications to existing building(s)? _____

Describe current use/nature of property: Small parts manufacturing

Describe proposed use/activity: Small parts manufacturing

of parking spaces: existing: _____ total proposed: _____

Hours of Operation: 5am - 1pm Days of Operation: 6

Number of employees: 5 Square footage to be used for new proposed use: 7500

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

Comments

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

Continuing to use space as former tenant did.

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: _____

Signature of applicant/developer: _____

Date: 2-9-2022

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: 2-9-2022

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;