

Change of Use Determination

Change or Expansion of Use: the creation, alteration, modification or enlargement of a non-residential use which increases, intensifies or otherwise negatively impacts any of the following: site lighting, sewage, water, drainage, pedestrian or vehicular traffic, parking or loading, sign usage, landscaping or buffer zones, site access, noise, or other public health, safety or welfare consideration.

Situations not ordinarily constituting "change or expansion of use" include: a mere substitution in tenant, owner, service or product, with no impact regarding the above considerations; interior remodeling which does not increase square footage. Whether a "change or expansion of use" occurs is a determination to be made by the planning board (11/19/91).

Applicant: RGGS Realty, LLC & MYS Realty, LLC Contact: George Saad

Best way to reach you gsaad01@gmail.com & dfrothingham@wilcoxandbarton.com

Address of Lot: 103 NH Rte 13

Map/Lot: H-025

Please answer the following:

1. What is are you planning on doing (think about over the next 5 years)
Converting the existing 855 sf commercial building (log cabin building) to a take-out only restaurant. The project scope also includes adding automotive sales to the automotive fueling, service and repair.
2. When are you doing it? (Hours of operation)
The restaurant is proposed to be open # am to # pm. The automotive uses are proposed to be open 7 am to 6 pm.
3. Where are you doing it? (where will deliveries take place, will they use the outside)
The new uses are proposed in the existing commercial structures.
4. The square footage of the space
The restaurant is proposed in an existing 855 sf building. The automotive uses are proposed with the existing 1,750 sf service station building. The existing includes two service bays and office space. The automotive sales and automotive fueling/ service are both proposed to be operated out of the office space.
5. Are you impacting any of the following in a way that is different than the current Business or Use?

Site Lighting

Additional lighting is likely necessary.

Sewage

Impacts to be determined.

Water

The site is currently served by an on-site well. The take-out restaurant will not serve the general public water from this well and therefore will not be required to be permitted as a public water supply.

Drainage

The change of use of the site will not require the impervious area of the site to be increased. There will be no impacts to site drainage resulting from the project.

Traffic (car or ped)

The restaurant and automotive sales uses are expected to generate an increased amount of traffic over the existing uses.

Parking/Loading

The take-out only restaurant and automotive sales do not have parking rates listed in Appendix A of the Site Plan regulations. ITE estimated demands of 9.9 spaces per 1,000 sf for the take-out only restaurant. Automotive sales use has a reasonable parking demand of 1 space per employee + spaces for vehicle display/ storage. The automotive fueling/ service use has a demand of 1 space per employee + 1 space at each fuel dispenser + vehicle storage spaces.

Sign Usage

The restaurant and automotive sales uses are anticipated to need new signs, design is not yet known.

Landscape or buffer

No changes

Site Access

No changes

Noise

No anticipated increased in noise levels

Public Health

No anticipated adverse impact to public health.

Public Safety

No anticipated adverse impact to public safety.

Public Welfare

No anticipated adverse impact to public welfare.