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**Application for Conditional Use**  
**Conditional Uses and Buffer Reductions**  
**Section 42.19 - Conservation Overlay District**  
**City of Rochester, NH**

Date: April 18, 2012

**Property information**

Tax map #: 112; Lot #(s): 20 ; Zoning district: R2 and R1

Property address/location: 61 Eastern Avenue

Name of project (if applicable): Monarch School of New England

**Property owner**

Name (include name of individual): Child Development Center of Strafford County

Mailing address: P.O. Box 1921, Rochester, NH 03866-1921

Telephone #: 603-332-2848 Fax \_\_\_\_\_

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

Name (include name of individual): The Monarch School of New England

Mailing address: P.O. Box 1921, Rochester, NH 03866-1921

Telephone #: 603-332-2848 Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Norway Plains Associates, Inc. (Donald Rhodes, P.E.)

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax #: 603-332-0098

Email address: drhodes@norwayplains.com Professional license #: 4019

**Proposed Project**

Please describe the proposed project: The entire project is comprised of a building addition, parking lot expansion, construction of a new playground and an access bridge to the playground. The conditional use is for the access aisle for the new parking spaces.

Please describe the existing conditions: The access aisle is on land adjacent to the former railroad bed.

(continued Conditional Use application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_ )

*\*Please fill in **one** of the next two sections – for either Conditional Uses or Buffer Reductions\**

### **Conditional Uses**

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

The proposed construction is necessary for access to new parking spaces that are essential for the operation of the existing school. Fourteen members of the school staff are presently required to park off-site.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The access aisle (and the adjacent parking spaces) will be constructed with porous pavement so there will be no runoff to adjacent wetlands. Silt fence will be installed prior to construction and will remain in place until re-vegetated areas are stabilized.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

There is not other location on The Monarch School site for the construction of the needed parking spaces.

(iv) Economic advantage is not the sole reason for the proposed location of work.

As noted above, there is no alternative upland location for the construction of the necessary parking spaces.

*(Buffer Reductions on next page)*

(continued Conditional Use application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_ )

### **Buffer Reductions**

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, *or* the application of the CO district eliminates greater than 50% of the buildable area located on the parcel *or* in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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**Conservation Commission Recommendation:**

*[office use only]*

\_\_\_\_\_  
Name of project

\_\_\_\_\_  
Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

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Conservation Commission

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date

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Planning Department

\_\_\_\_\_  
date



CITY OF ROCHESTER  
NEW HAMPSHIRE

OFFICE OF THE  
CONSERVATION COMMISSION

Date: May 4, 2012

To: Planning Board  
Zoning Board of Adjustment

From: Conservation Commission

Re: Map 112 Lot 20, Monarch School, 61 Eastern Avenue  
Conditional Use Application and Variance Application

The Conservation Commission reviewed this project at the May 3<sup>rd</sup> meeting. The project consists of a building addition, construction of a new playground and access bridge to the playground, and parking lot expansion.

The Conservation Commission is aware that the Monarch School is situated on and in jurisdictional wetlands. The Commission recommends approval of the building addition, the playground, and the bridge to the playground.

The expansion of the parking lot into the wetlands is not recommended by the Commission even with the use of pervious pavement. Snow management is proposed to consist of plowing the snow off the paved surface but remaining on site. The Commission is concerned with non-point source pollution directly into the wetlands. We believe the current off site parking arrangement is the most appropriate solution to their parking needs.

The Commission recommends the Zoning Board of Adjustment deny the parking lot portion of the variance request, and that the Planning Board reject the parking lot piece of the conditional use application.

Deborah A. Shigo  
Chair, Conservation Commission