

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



PRELIMINARY
Site Plan Application

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 115; Lot #'s: 40; Zoning district: Business 2

Property address/location: 301 North Main Street; # acres: 6.7 +/-

Name of project (if applicable): Proposed Retail Development

Proposed project

Describe proposed project: Construct a 13,225 SF Pharmacy with drive-thru, a secondary 8,000 SF retail building, and associated improvements, including parking, access, landscaping, and stormwater management.

Nonresidential: current bldg. size 10,000 +/- s.f.; total proposed bldg. size 21,225 s.f.

Residential: current # units NA; total proposed # units NA

City water? yes x no ; how far is City water from the site? within N. Main Street

City sewer? yes x no ; how far is City sewer from the site? within N. Main Street

Applicant/Agent

Property owner (include name of individual): RLP REALTY, INC., RICHARD POULIN

Property owner mailing address: PO Box 1330 ROCHESTER NH 03866-1330

Property owner phone # 603 332-2010 email: DICK.POULIN@GMAIL.COM

Applicant/developer (if different from property owner): GB New Hampshire 2, LLC

c/o Chris Moretti

Applicant/developer phone # 401-721-1607 email: cmoretti@gershmanbrowncrowley.com

Engineer/designer/agent: VHB c/o David Fenstermacher

Engineer/designer/agent phone # 603-644-0888 email: dfenstermacher@vhb.com

Christopher M. Moretti
Signature

8/13/10
Date

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

Authorization to enter subject 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:

*Richard Doulin, Pres*Date: 8-14-10



Vanasse Hangen Brustlin, Inc.

Kilton Road
Six Bedford Farms, Suite 607
Bedford, New Hampshire 03110-6532
603 644-0888
FAX 603 644-2385

Memorandum

To: Mr. Michael Behrendt
Chief Planner
The Department of Planning &
Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Date: August 16, 2010

Project No.: 51990.35

From: David Fenstermacher

Re: Site Narrative
Proposed Retail Development
301 N. Main Street
Rochester, NH

The project site is located northeast of the intersection of North Main Street and Ten Rod Road in Rochester, New Hampshire. The site is approximately 6.7 acres in size and is listed as Map 115, Lot 40 on the City of Rochester's Assessors Map. Currently, the central and western portion of the parcel is comprised of a Jeep/Chrysler car dealership (Poulin Auto Country) and a large paved parking lot which abuts North Main Street. The site is bounded by Pizza Hut to the north, North Main Street to the west, a vacant lot to the east, and a gas station to the south. Wetlands are located on the northern, eastern, and southern portions of the site. Existing easements on-site include a powerline easement for Public Service of New Hampshire and two drainage easements for NHDOT, located on the northern and southern portions of the site.

The proposed development program includes a 13,225 SF proposed pharmacy, an 8,025 SF retail building and associated site improvements including parking, access, enhanced landscaping, and stormwater management. Site access is to be provided by a full access driveway on North Main Street at the signal proposed for the relocated intersection of Ten Rod Road and North Main Street, as part of NHDOT's Spaulding Turnpike Improvement Project. A secondary entrance will be located at the existing curb cut adjacent to the existing Ten Rod Road intersection. It is anticipated that this access will be limited to right-in and right-out only.