



Planning  
Community Development  
Zoning  
Conservation Commission  
Historic District Commission

Planning & Development Department  
City Hall - Second Floor  
31 Wakefield Street  
ROCHESTER, NEW HAMPSHIRE 03867-1917  
(603) 335-1338 - Fax (603) 335-7585  
Web Site: <http://www.rochesternh.net>

pd  
175-1  
N57342

## APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-28

DATE FILED 10-20-11

C. Lewis  
ZONING BOARD CLERK

Phone No. (603) 527-5095

Name of applicant Laconia Savings Bank, c/o Shaun Sanborn

Address 62 Pleasant Street, Laconia, NH 03246

Owner of property concerned RLP Realty, Inc., c/o Richard Poulin

(If the same as applicant, write "same")

Address P.O. Box 1330, Rochester, NH 03867

(If the same as applicant, write "same")

Location 301 North Main Street

Map No. 115

Lot No. 40

Zone Business 2

Description of property Previous car dealership

Proposed use or existing use affected New Laconia Savings Bank branch, under construction.

The undersigned hereby requests a variance to the terms of Article 42 Section 8  
and asked that said terms be waived to permit Three wall signs for new bank branch where ordinance  
permits only one.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment  
of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed

Shaun Sanborn

(Applicant)

Date

10-20-11

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OCT 20 2011

Planning Dept.

## CRITERIA FOR VARIANCE

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

Date: \_\_\_\_\_

A Variance is requested by Laconia Savings Bank

from Section 42 Subsection 8

of the Zoning Ordinance to permit: Two additional wall signs

at 301 North Main St. Map 115 Lot 40 Zone B-2

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

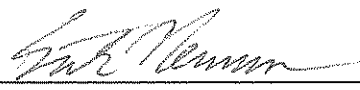
The proposed additional wall signage is consistent with nearby commercial uses, including the new CVS pharmacy location under construction on the subject premises, which was approved for 3 wall signs in July 2011.

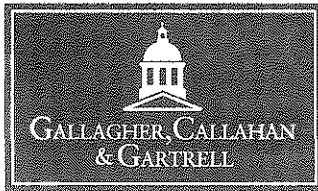
2) Granting the variance is not contrary to the public interest because: The requested wall signage is in keeping with local uses and the character of surrounding properties and is appropriately sized and designed to balance the interests of visibility while minimizing light spillage via internal illumination.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: The new bank branch is a co-tenant on a lot with a larger CVS building that is approved for wall signage on three sides such that if the Bank is only allowed to have a wall sign on one of its sides, it will have dramatically less public visibility which would be a significant impediment to utilization of the property and could impair the public's safe and proper use of the site in trying to locate the bank.

4.) Granting the variance would do substantial justice because: The requested wall signage will promote safe and efficient access to the bank by the public traveling on Route 11 and help ensure that the new branch is not economically disadvantaged by inferior visibility relative to surrounding uses.

5.) The use is not contrary to the spirit of the ordinance because: The requested wall signage is in keeping with the character, size and amount of signage for nearby commercial uses.

Name  Date: 10/19/11



ERIK R. NEWMAN

214 N. Main Street  
P.O. Box 1415  
Concord, NH 03302-1415

Ph: (603) 545-3638  
Gen: (603) 228-1181  
Fax: (603) 228-8396  
newman@gcglaw.com

VIA FEDERAL EXPRESS

October 19, 2011

Rochester Board of Adjustment  
Planning & Development Department  
City Hall – Second Floor  
31 Wakefield Street  
Rochester, NH 03867-1917

Re: Application for Variance for Map No. 115, Lot 40

Dear Sir or Madam:

Enclosed please find an application for a variance from the terms of Article 42, Section 8 of the zoning ordinance, appealing the denial of a request for 2 additional wall signs on the North and West elevations of the new Laconia Savings Bank branch under construction at the above referenced premises. Both signs will be internally illuminated and the North elevation sign measures 8', 2" x 2' for a total of 16.33 SF and the West elevation sign measures 10', 6" x 3', 6" for a total of 36.75 SF.

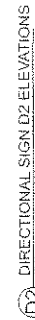
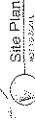
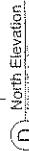
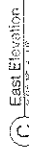
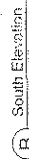
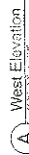
A check for the \$175.00 application fee and a second check for the \$38.88 abutter notification fee, as well as the variance application with original signature (copy enclosed), will be directed to your attention directly from Laconia Savings Bank under separate cover.

We respectfully request to be placed on the agenda for public hearing on this application for November 16<sup>th</sup>. Please contact me with any questions.

Very truly yours,

Erik Newman  
Counsel to Laconia Savings Bank

ERN/mla  
Enclosures  
cc: Shaun Sanborn, w/enc.



DRAWINGS ARE FOR SCENE  
 & PRICING PURPOSES ONLY.  
 SIGNAGE CONTRACTOR IS  
 TO PROVIDE FULL SHOP  
 DRAWINGS OF ALL  
 RECESSED SIGNAGE FOR  
 APPROVAL BY ARCHITECT &  
 OWNER BEFORE  
 MANUFACTURING SIGNAGE.  
 SIGNAGE CONTRACTOR IS  
 TO PROVIDE PAINT VINYL &  
 LETTERS. PRINT SAMPLES OF  
 "PANTONE COLOR 194" FOR  
 APPROVAL BEFORE  
 MANUFACTURING SIGNAGE.

$$| \langle \psi | \hat{H} | \phi \rangle |^2 = \left( \frac{\hbar^2}{m} \right) \int_{-\infty}^{+\infty} |\nabla \psi|^2 |\nabla \phi|^2 dx$$

43C11875  
605 1/2" x 11/2" x 11/2"  
22 1/2" x 11/2"

$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx = \frac{1}{\sqrt{\pi}}$



# Sign Permit Application

City of Rochester, New Hampshire  
Code Enforcement Department  
31 Wakefield St. Rochester, NH  
Telephone: (603) 332-3508

Issue Date: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
(This area for office use only)

D

Application Suitable for HDC/Planning Dept. Review  
Code Enforcement Signature \_\_\_\_\_

**\*Must Have Code Enforcement Sign Off First\***

Historic District Commission Review Required

**\*Must Have Planning Department Sign Off\***

Map # 115

Lot # 40

Block # \_\_\_\_\_

Zoning Business 2

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OCT 17 2011

CODE ENFORCEMENT

YES \_\_\_\_\_ Staff Signature \_\_\_\_\_ Date \_\_\_\_\_  
NO \_\_\_\_\_ Staff Signature \_\_\_\_\_ Date \_\_\_\_\_

## Historic District Guidelines - SIGNAGE

Please complete the following application and submit it to the Code Enforcement Department, along with the application fee (\$9.00 per \$1000.00 of signage cost, rounded up to the next \$1000.00 plus a \$10.00 application fee). Please note: a minimum permit fee of 20.00 will be charged for all applications of \$1000.00 or less, except for portable signs that are charged a flat fee of \$10.00. There is no charge for Historic District Commission Review.

Address of proposed sign(s): 301 N. Main Street Historic District Y / N

Assessor's Map: 115 Lot: 40 Block: \_\_\_\_\_ Zoning District: Business 2

Applicant: Laconia Savings Bank c/o Shaun Sanborn

Address (Street/City/State/Zip): 62 Pleasant Street; Laconia, NH 03246

Phone number(s): 603-527-5095

Property Owner: RLP Realty, Inc. c/o Richard Poulin

Address (Street/City/State/Zip): PO Box 1330; Rochester, NH

Phone number(s): 603-332-2010

How many signs currently exist on the property? Under Construction

How many of the existing signs are being removed? \_\_\_\_\_

What is the total area of all existing signs that will remain on the property? \_\_\_\_\_

What is the frontage of the principal building on the property? CVS=96' LSB=38.5'

Please answer the following questions for each proposed sign.

What type of sign are you proposing: pole sign, wall sign, projecting sign, portable sign or other (specify)?	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
	Wall West	Wall North			
For pole signs: Indicate the setback from the front property lines	NA	NA			
Indicate the setback from the side property lines.	NA	NA			
How high above the ground is the top of the proposed pole sign?	NA	NA			
Will the proposed sign be single or double faced?	Single	Single			
What is the area of the proposed sign?	16.33 SF	36.75 SF			
The proposed sign will be made of what material (s)?	Aluminum/Plexi Channel Letters	Aluminum/Lexan Cabinet Sign			
Will the proposed sign be illuminated? If so, how: external illumination, internal illumination, or individual letter illumination?	Backlit	Backlit			
Are you proposing a changeable copy sign? These include electronic message signs or similar technologies. <b>Please note: flashing or animated signs of red, amber, or green colored lights shall not be permitted.</b>	No	No			

115-90

D

Please check the following boxes as they are completed.

☒ A drawing of the proposed sign(s) must be submitted, which indicates height, overall dimensions, colors, materials, illumination specifications and method of mounting the sign(s). Photographs with a written description covering these items may be used. If Historic District Commission review is required, a colored rendition of all proposed signage must be included.

☒ An outline of the building façade and a sketch of the property must be submitted, which must include the following information: dimensions of the building façade and site, including all existing signs, location, height and overall dimensions of all proposed signs.

The Rochester Code Enforcement Department and Rochester Historic District Commission will not review incomplete applications. All questions must be answered and all applicable check boxes must be checked. Failure to do so shall result in an incomplete application which will not be processed. The undersigned attests that the supplied information is accurate and complete and requests that the Code Enforcement Office proceed with processing this application under the requirements of the City of Rochester Sign Regulations.

Applicants Signature: Shawn SanbornDate: 10-13-11

\*\*\*\*\*CODE ENFORCEMENT DEPARTMENT USE ONLY\*\*\*\*\*

Date received: \_\_\_\_\_ Fee paid: \_\_\_\_\_ Sign Permit #: \_\_\_\_\_

Cash: ☐ Check #: \_\_\_\_\_

Comments:

Ordinance only allow "one wall for lot  
street frontage of each establishment". Basis for  
denial is 42.8 Signs (c)(3) page 42-29 Chapter  
42 Zoning

☐ Approved☒ Denied"DeCoteau, Interim CEO"

Conditions:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0115-0040-0000	Account Number	27121
Prior Parcel ID	--		
Property Owner	R/LP REALTY INC NH CORPORATION	Property Location	301 NO MAIN ST
		Property Use	AUTO SALES
Mailing Address	P O BOX 1328	Most Recent Sale Date	12/31/1986
		Legal Reference	1283-493
City	ROCHESTER	Grantor	POULIN RICHARD L
Mailing State	NH	Zip	03866-1328
Parcel Zoning	B2	Sale Price	0
		Land Area	7.020 acres

Current Property Assessment

Card 1 Value	Building Value	264,200	Yard Items Value	45,300	Land Value	435,300	Total Value	744,800
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Building Description

Building Style	SVC GARAGE	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	STEEL	Basement Floor	N/A
Year Built	1960	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	MEMBRANE	Heating Fuel	GAS
Building Condition	Average	Siding	CORREG STL	Air Conditioning	39%
Finished Area (SF)	10222	Interior Walls	AVERAGE	# of Basement Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	3	# of Other Fixtures	2

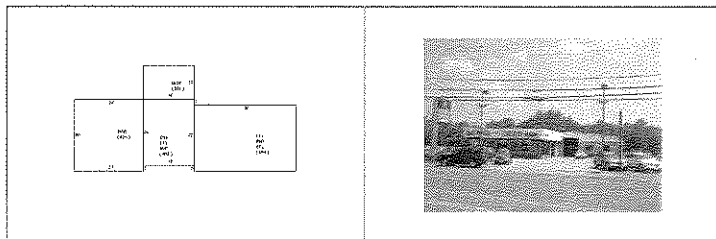
Legal Description

RELEASE OF PSNH EASEMENT BK 3932 PG 356. PSNH EASEMENT BK 3932 PG 358. RECIP EASEMENT CVS BK 3932 PG 375.

Narrative Description of Property

This property contains 7.020 acres of land mainly classified as AUTO SALES with a(n) SVC GARAGE style building, built about 1960, having CORREG STL exterior and MEMBRANE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# ZONING BOARD CASE COMMENT SHEET

Case # 2011-28

Department of Planning & Development  
Director Comments

None.

Signed

Date \_\_\_\_\_

### City Manager Comments

Signed

Date \_\_\_\_\_

OCT 3 2011

# ABUTTER LIST

City of Rochester, NH  
Please Print or Type

Applicant: Laconia Savings Bank

Phone (603) 527-5095

**Project Address:**

301 North Main Street

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
115	40	B2	RLP Realty, Inc.	P.O. Box 1328, Rochester, NH 03866-1328

**ABUTTING LOT OWNERS**

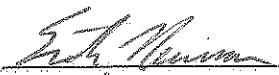
Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
0114	0001	REL Commons, LL	1 Cate Street, Suite 520 Portsmouth, NH 03801
0114	0008	Mainly Rochester Pizza, LLC	100 Silver Street Portland, ME 04101
0115	0029	Hannaford Bros. Co.	P.O. Box 1800 Portland, ME 04104
0115	0031	Brock Properties, LLC	298 N. Main Street Rochester, NH 03867
0115	0032	Brock Properties, LLC	298 N. Main Street Rochester, NH 03867
0115	0036	Brock Properties, LLC	298 N. Main Street Rochester, NH 03867
0115	0037	Leemitts Petroleum c/o Getty Petroleum Marketing, Inc.	1500 Hampstead Tpk E. Meadow, NY 11554
0115	0039	Bruce and Melody Viel	633 First Crown Point Road Strafford, NH 03884
0015	0041	VSH Realty, Inc.	100 Crossing Blvd Framingham, MA 01702
0015	0042	Machrie, LLC c/o Colley McCoy	P.O. Box 6300 Amherst, NH 03031

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 10/18/11, This is page 1 of 2 pages.

Applicant or Agent: 

Staff Verification: \_\_\_\_\_

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City of Rochester, NH  
Please Print or Type

Applicant: Laconia Savings Bank

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115	40	B2	RLP Realty, Inc.	P.O. Box 1328, Rochester, NH 03866-1328

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
0115	0071	Benjamin and Stephane L. Torrance	12 Beauview Street Rochester, NH 03867
0115	0072	Gloria Martel	9 Beauview Street Rochester, NH 03867

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

**Name of Professional or Easement Holder**

**Mailing Address**


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on this date: 10/18/11, This is page 2 of 2 pages.

Applicant or Agent:

*[Signature]*

Staff Verification: