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RECEIVED
NOV 23 2011
Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603 634-2878

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-01

DATE FILED 11-23-11

ZONING BOARD CLERK C. Lewis

Name of applicant Public Service Company of New Hampshire, c/o Walt Bilynsky

Address 780 N. Commercial Street, Manchester, NH 03101

Owner of property concerned "same"
(If the same as applicant, write "same")

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

Location 103 Walnut Street

Map No. 122 Lot No. 93 Zone I-2 & A

Description of property Existing electrical substation is located on the property.

Proposed use or existing use affected Additional substation will be sited on the property.

The undersigned hereby requests a variance to the terms of Article 42, Section 19 and asked that said terms be waived to permit Construction of ancillary transmission poles and grading and drainage features for the creation of the new substation within the inner twenty-five foot wetland buffer.

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

(Applicant)

11/21/2011

CRITERIA FOR VARIANCE

RECEIVED

Case # _____ NOV 23 2011

Date: 11/21/11 _____ Planning Dept.

A Variance is requested by Public Service Company of New Hampshire

from Chapter 42 _____ Section 19 _____

of the Zoning Ordinance to permit: Construction within twenty-five feet of the edge of an existing drainage swale (wetland).

at 103 Walnut Street _____ Map 122 _____ Lot 93 _____ Zone I-2 & A _____

Facts supporting this request:

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

Granting this variance will not diminish surrounding property values. The existing use of the site has been established as an electrical substation which the proposed expansion and subsequent wetland encroachment will not change. The industrial character of the site is already defined by the existing substation, and is already reflected in the value of the properties surrounding the existing substation. Therefore no diminution in value would be expected from the authorization of the requested variance.

2) Granting the variance is not contrary to the public interest because:

Granting of the variance is not contrary to the public interest as it will allow for PSNH to meet the increased electrical demand by the public and improve the reliability of electrical service for the area. The ancillary transmission poles and grading and drainage features which take place within the twenty-five foot buffer are necessary infrastructure for the substation and have been located in the least intrusive location relative to wetland impacts.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property:

Denial of the variance would create an unnecessary hardship for the owner as the zoning restriction interferes with the applicant's reasonable use of the property given the use. The existing substation was originally sited to provide an appropriate location for providing electrical service to the region however this site contains a considerable area of wetlands. The expansion of the substation facilities to include the Eastport Substation as currently constituted provides the least amount of wetland impact for the electrical infrastructure needed while still providing the appropriate electrical configuration required by PSNH. The proposed wetland impacts have been reviewed and approved by the New Hampshire Department of Environmental Services and as such we would deem the identified impacts to the inner twenty-five foot wetland buffer as acceptable given it is in the public's best interests to have reliable electrical service.

4.) Granting the variance would do substantial justice because:

Granting the variance would do substantial justice because it will allow PSNH to provide a necessary public service to meet the growing population demand and need for reliable

Famingo



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

RECEIVED

NOV 23 2011

Planning Dept.

November 22, 2011

City of Rochester
Michael Behrendt, Chief Planner
31 Wakefield Street
Rochester, NH 03867

**Re: Amendment Request
Case # 122-93-12-09
Eastport Substation Project
103 Walnut St, Rochester NH 03867**

Dear Michael:

On behalf of our Client, Public Service Company of New Hampshire, please find enclosed information relating to a site plan/conditional use permit amendment and new variance request for the above referenced project.

The substantial changes to the site plans can be summarized as follows;

- Expansion of the Rochester Substation has been deleted.
- 350+/- lf of retaining wall along the south side of the Eastport Substation have been deleted and we have graded out the area from the proposed Eastport Substation to the limits of an existing wetland drainage swale adjacent to the Rochester Substation.
- As part of the revised grading/drainage design a previously proposed water quality swale and rip-rap level spreader have been deleted and the applicant is proposing to utilize an existing wetland drainage swale to treat a minimal amount of gravel road and gravel parking (2 spaces). We have reviewed this with NHDES and they have approved this change under AoT-0011A.
- Under drain pipe sizes within the Eastport Substation have changed due to the revised grading design.
- Wetland impacts will be reduced due to the deletion of the Rochester Substation expansion but wetland buffer impacts will be increased as the wetland and associated buffer area will remain.

Should you have any questions or concerns in regards to this submittal please do not hesitate to contact me at 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

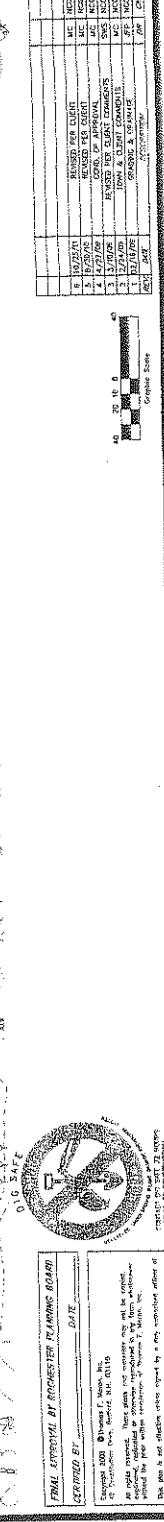
Nicholas Golon, P.E.
Project Manager


48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

New Hampshire Office Locations: Bedford | Manchester | Salem | Keene



2012-01



SCALE: 1"=40'		FEBRUARY 3, 2007	
		44 Crestview Drive Suite 200 Houston, Texas 77058 Phone (281) 271-1488 Fax (281) 271-8147 www.itemusa.com	
		Cell Engineers 10000 North Loop West Suite 1000 Houston, Texas 77037 Phone (281) 440-0000 Fax (281) 440-0001 www.itemusa.com	
		Cell Engineers 10000 North Loop West Suite 1000 Houston, Texas 77037 Phone (281) 440-0000 Fax (281) 440-0001 www.itemusa.com	
		Cell Engineers 10000 North Loop West Suite 1000 Houston, Texas 77037 Phone (281) 440-0000 Fax (281) 440-0001 www.itemusa.com	
44 Crestview Drive Suite 200 Houston, Texas 77058 Phone (281) 271-1488 Fax (281) 271-8147 www.itemusa.com		SHEET 0 OF 13	



CITY OF ROCHESTER

NEW HAMPSHIRE

OFFICE OF THE
CONSERVATION COMMISSION

January 3, 2012

Zoning Board of Adjustment
31 Wakefield Street
Rochester, NH 03867

Re: Case 2012-01 Application by Public Service of New Hampshire
for a variance.

Dear Chair and Members:

The Conservation Commission reviewed the PSNH project on Walnut Street at our meeting of December 28, 2011. The Conservation Commission approves of this project and recommends that you grant the variance.

Sincerely,

Deborah Shigo, Chair
Conservation Commission

cc: Planning Board

General Property Data

Account Number 14864

Property Location 103 WALNUT ST

Property Use ELECT UTIL

Most Recent Sale Date

Legal Reference

Grantor

Sale Price 0

Land Area 30.000 acres

Card 1 Value	Building Value 58,000	Yard Items Value 6,800	Land Value 233,300	Total Value 298,100
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Foundation Type CONCRETE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Siding VINYL
Interior Walls AVERAGE
of Bedrooms 0
of 1/2 Baths 0

Flooring Type AVERAGE
Basement Floor N/A
Heating Type TYPICAL
Heating Fuel N/A
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 0
of Other Fixtures 0

Legal Description

This property contains 30.000 acres of land mainly classified as ELECT UTIL with a(n) INDUST-HY style building, built about 2004 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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

ZONING BOARD CASE COMMENT SHEET

Case # 2012-1

Department of Planning & Development
Director Comments

None.

Signed [Signature] Date 1/5/12

City Manager Comments

None.

Signed [Signature] Date JAN 05 2012

Abutter List

NOV 23 2011

Please Print or Type

Applicant: Public Service Company of New Hampshire Phone (603)-634-2878 (Walter Bilvinsky)Mailing Address: P.O Box 3430 City Manchester State NH Zip 03105

Planning Dept.

- Project Address: 103 Walnut St., Rochester, NH

(1) List the name and address of each owner whose lot adjoins or is directly across the street or body of water from the Project Lot.

(2) Note: It is the APPLICANT'S RESPONSIBILITY to insure that all legal abutters are notified.
This form may not be completed more than five (5) days prior to the application deadline.

Map	Lot	Zone	Owner of Property	Mailing Address
122	93	I-2	Public Service Co. of NH	P.O. Box 3430 Manchester, NH 03105

Legal Abutters to Project Lot:

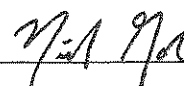
Map	Lot	Owner Name	Mailing Address
122	92	A Tree Health Co. Inc. c/o Edward Hopkins	P.O. Box 1631, Rochester, NH 03866
122	87	Bernard F. Sr. & Susan D. Bennett	112 Walnut St., Rochester, NH 03867
230	15	Household Finance Corp. II	961 Weigel Dr., Elmhurst, IL, 60126, 3966/638
230	14-3	John L. & Vicki Sullivan	143 Walnut St., Rochester, NH 03867
230	19	Laars Heating Systems Co. c/o Lora Huwe	20 Industrial Way, Rochester, NH 03867
230	17	Roger Cloitre Trust c/o Roger Cloitre	10 Industrial way, Rochester, NH 03867
230	14-2	Kristine E. & Biagotti & Donald E. Kelsey II	159A Walnut St., Rochester, NH 03867
122	85	State of New Hampshire c/o Cityside Management	5 Medallion Center, Greeley St., Merrimack, NH 03054
122	95	Greg D. Collins	24 Pleasant St., Merrimac, MA, 01860
122	96	Ronnie & Marion Taylor	36 Twombly St., Rochester, NH 03867
122	97	James A. St.Clair	34 Twombly St., Rochester, NH 03867
122	94	Public Service Company of NH	(Notification not required-Owner is applicant)

Holders of Conservation/Preservation Easements:

Easement Holder Name	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 all legal abutters and holders of conservation/preservation easements in a complete, accurate, and timely manner. In accordance with the directions above and applicable law, I understand that any error or omission could affect the validity of any approval. I certify that the names and address listed on this form were obtained from the City of Rochester, Patriot Database on November 22, 2011, and this is page 1 of 2.

Applicant or Agent



City of Rochester, NH
Abutter List
Please Print or Type

NOV 23 2011
Planning Dept.

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Mailing Address: P.O Box 3430 City Manchester State NH Zip 03105

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122	93	I-2	Public Service Co. of NH	P.O. Box 3430 Manchester, NH 03105

Legal Abutters to Project Lot:

Map	Lot	Owner Name	Mailing Address
115	29	Hannaford Bros. Co.	P.O. Box 1800, Portland, ME 04104
115	29-1	Home Depot USA, Inc., #3489 c/o Advantage IQ MS 222	P.O. Box 2440, Spokane, WA 99210
115	31	Brock Properties, LLC	298 No. Main St., Rochester, NH, 03867
		John Myhaver, LLS & Robert Duval, PE c/o TFMoran Inc.	48 Constitution Dr., Bedford, NH 03110
		Peter S. Schauer c/o Schauer Environmental Consultants, LLC	138 Cross Brook Rd, Loudon, NH 03307

Holders of Conservation/Preservation Easements:

Easement Holder Name	Mailing Address

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Applicant or Agent 