

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



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JAN 29 2013
Planning Dept.

PRELIMINARY
Site Plan Application

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

Property information

Tax map #: 123; Lot #(s): 65, 66; Zoning district: B-1

Property address/location: 120 & 122 Washington Street # acres: 1.68

Name of project (if applicable): McG COMMERCIAL PLAZA

Proposed project

Describe proposed project: 18,000 SF OFFICE/RETAIL BUILDING WITH FULL BASEMENT

Nonresidential: current bldg. size N/A s.f.; total proposed bldg. size 20,475 s.f.

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

City water? yes ☒ no _____; how far is City water from the site? ON SITE

City sewer? yes ☒ no _____; how far is City sewer from the site? ON SITE

Applicant/Agent

Property owner (include name of individual) MCGROEN PARTNERS, LLC, FENTON GROEN, MANAGING MEMBER

Property owner mailing address: 75 CHAPMAN DRIVE, ROCHESTER, NH 03839

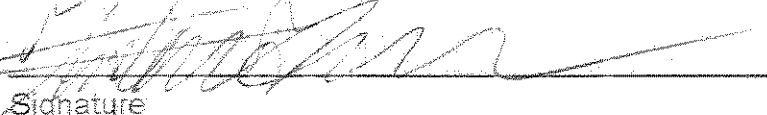
Property owner phone # OFFICE-603-332-6551, CELL 603-817-9352

Applicant/developer (if different from property owner): SAME

Applicant/developer phone # 603-817-9352 email: fenton@groenbuilders.com

Engineer/designer/agent: TO BE DETERMINED

Engineer/designer/agent phone # _____ email: _____


Signature

JANUARY 4, 2013
Date

[Office use only. Payment of fee. Amount \$ 125.00 Check # 3084 Date paid JULY 10, 2012]

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 owners:



FENTON GROEN
MANAGING MEMBER

Date

January 4, 2013

MCGROEN PARTNERS, LLC

Commercial Property Development

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Planning

Rochester Planning Board
Rochester, NH 03867
January 4, 2013

Dear Planning Board Members,

Attached is our Preliminary Site Plan Application for an office/retail commercial building on the corner of Washington & Brock streets.

Our plan is to combine lots 65 and 66 to create one larger corner lot. We are proposing to build a 20,475sf, 3 story commercial building on the lot. The first floor will be retail space, available for lease. The second and third floors will be Class A commercial office space, available for lease with Groen Builders and Dr Lynnette Nyberg each occupying part of the that space. There will be a full basement. There will be approximately 80 parking spaces with access to both Washington and Brock streets.


Development will include the demolition of two existing wood structure houses, site work and drainage as required and construction of an Energy Star Rated, Insulated Concrete Form (ICF) building. The building will have an attractive EIFS (stucco) exterior and the site will be attractively landscaped.

All of the area used for the development will be in the B-1 zone. Nearly all of the abutting properties are commercial properties. The residential properties are separated by a stream and woods from the proposed development. The proposed area to be developed is mostly clear, with two small, 1950's era wood frame houses that will be demolished.

We estimate that the project will bring approximately 10-15 retail and 40-60 professional and professional support jobs to this location.

I look forward to discussing this project with the Rochester Planning Board.

Sincerely,



Fenton Groen
Managing Member

Phone: (603) 332-6551

75 Chapman Drive, Rochester, NH 03839

Fax: (603) 332-6510

On Time

In Budget

To Your Satisfaction

