



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>

RECEIVED

NOV 09 2012

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-33

DATE FILED 11-9-12

C. Lemoine
ZONING BOARD CLERK

Phone No 603-231-3602

Name of applicant C & S Signs (Chris Stone)

Address 8 Harvey Rd., Londonderry, NH 03053

Owner of property concerned The Wilder Companies (Paige Dugley) 603-524-1928
(If the same as applicant, write "same")

Address 96 Daniel Webster Hwy, Belmont, NH 03320
(If the same as applicant, write "same")

Location 160 Washington, Rochester, NH 05869

Map No. 130 Lot No. 38 Zone B2

Description of property Retail/Commercial space

Proposed use or existing use affected Retail pet store

The undersigned hereby requests a variance to the terms of Article 42.8 Section (c)(3)
and asked that said terms be waived to permit Sign on Spaulding Turnpike side of store

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 [Signature]
(Applicant)

Date 11-09-2012

CRITERIA FOR VARIANCE

Case # _____

RECEIVED

Date: 11-09-2012

NOV 09 2012

Planning Dept

A Variance is requested by Christopher A. Stope
 from Section 42⁸ Subsection (c) (3)
 of the Zoning Ordinance to permit: 1 Addition Sign (wall)

at _____ Map 130 Lot 38 Zone B2

Facts supporting this request:

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

There currently are no surrounding properties that will see the additional sign.

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

not create any safety hazards. It is actually helpful to the public to let them know that this location exists.

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

not know that there is store if traveling North/South on Spaulding turnpike and west on Washington St.

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

Potential Customers will see the location while driving North/South on Spaulding Turnpike; and driving West on Washington St.

5.) The use is not contrary to the spirit of the ordinance because: this site has

an elevation that faces Spaulding turnpike (Rt 16)

Name

Chris Stope

Date:

11-09-2012

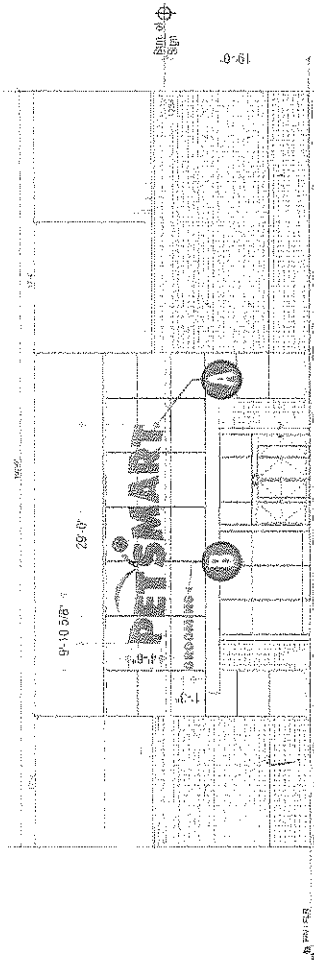
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NOV 09 2012

PETSMART

PETSMART

Site Identification - Front/Side Elevations
Store: Rochester Crossing, NH

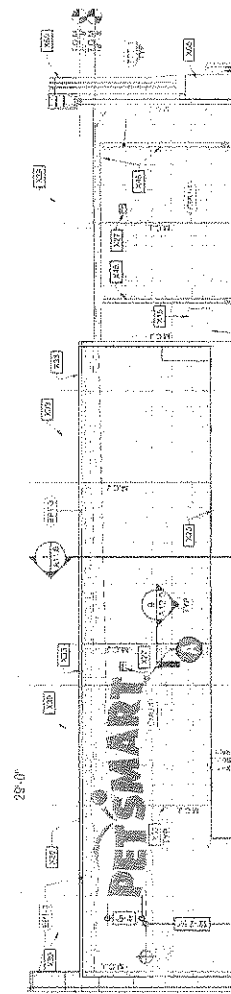


Front Elevation

Scale: 1/16" = 1'

A 58' W x 21' H (1219 sq. ft.)
REFERENCE DWG. #B51447 for
specifications & color details

B 15' W x 35' H (525 sq. ft.)
REFERENCE DWG. #B60972 for
specifications & color details



(Right) Side Elevation

Scale: 1/16" = 1'

Kieffer
& CO., INC.

32012 KIEFFER & CO., INC.
545 Sand Street - Rochester, NH 03069
PHONE: (603) 528-1255 FAX: (603) 528-1943
WWW.KIEFFER-AND-SONS.COM

CUSTOMER: **PETSMART**
LOCATION: **Store: Rochester Crossing, NH**
SALESMAN: **JRS** DESIGNER: **JRS**
DATE: **04/24/12**

Artwork
Design
Survey
Checklist to 600 000
COMPANION FILES

Job #
-001
-002
-003
-004

REVISION:	Rev elev. per client supplied specifications.
INITIALS:	JRS
DATE:	6/26/12

B62825

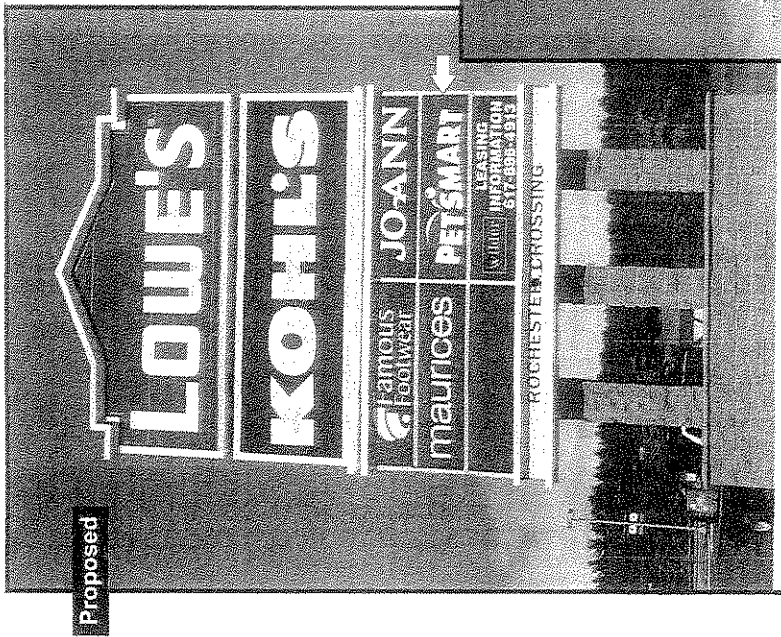
PROPOSED

NOV 09 2012

Project: 101

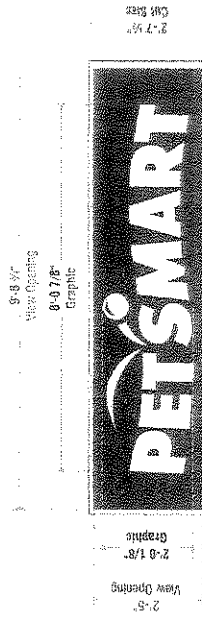
PETSMART

Polycarbonate Tenant Panels
Store: Rochester Crossing, NH



Pylon Elevation

Existing



10'-0"
Full Sign

General Specifications

(2) WHITE polycarbonate faces w/ first surface applied colored and BLOCKOUT vinyl background. BLOCKOUT to be applied FIRST with European BLUE vinyl applied over BLOCKOUT.
See Color Schedule for paint specifications

Color Schedule:

Paint - Polyurethane Finish

3M #3630-137 European BLUE

3M #3635-22B Blockout Film
Black Matte

(2) Required

Scale: 3/8" = 1'

Kieffer
& CO., INC.

1000 Main Street, Suite 200, Rochester, NH 03001
Phone: (603) 338-1234 Fax: (603) 338-1235
www.kiefferco.com

2012 KIEFFER & CO., INC.
585 Broad Street, Manchester, NH 03103
Phone: (603) 338-1234 Fax: (603) 338-1235
www.kiefferco.com

CUSTOMER: **PETSMART**

LOCATION: Store: Rochester Crossing, NH

SALESMAN: RM DESIGNER: JHS

DATE: 09/08/12

Artwork
Design
Survey
COMPANION FILES

UL
LISTED
COMPANION FILES

Job #

401

402

403

404

405

INITIALS: DATE:

REVISION: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

B62825B

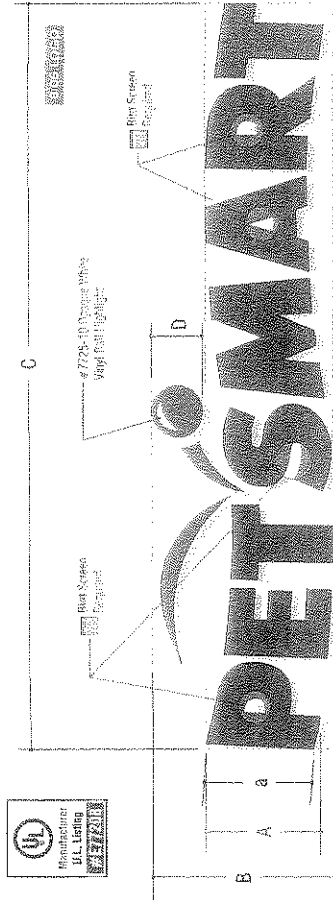
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PETSMART

Individual Internally Illuminated REMOTE L.F.D. Letter Sets



Letter Set Layout

N.T.S.

VARIOUS SIZES						
ITEM NUMBER	A	B	C	D	AREA - SQ. FT.	
PMN-LED-RM-20	20"	1'-0 7/8"	10'-8 7/8"	9 1/16"	28.6	
PMN-LED-RM-24	24"	1'-10 3/8"	12'-10 5/8"	10 7/8"	33.47	
PMN-LED-RM-30	30"	2'-4"	15'-1 3/8"	1'-1 5/8"	52.22	
PMN-LED-RM-36	36"	2'-9 5/8"	19'-4"	1'-4 1/4"	75.20	
PMN-LED-RM-42	42"	3'-3 1/4"	22'-8 5/8"	1'-7"	102.35	
PMN-LED-RM-48	48"	3'-8 7/8"	25'-9 3/8"	1'-3 3/4"	133.70	
PMN-LED-RM-54	54"	4'-2 1/2"	29'-0"	2'-0 1/2"	169.21	
PMN-LED-RM-60	60"	4'-8 3/16"	32'-2 5/8"	2'-3 1/8"	208.91	
PMN-LED-RM-72	72"	5'-7 1/16"	38'-8"	2'-8 5/8"	300.83	

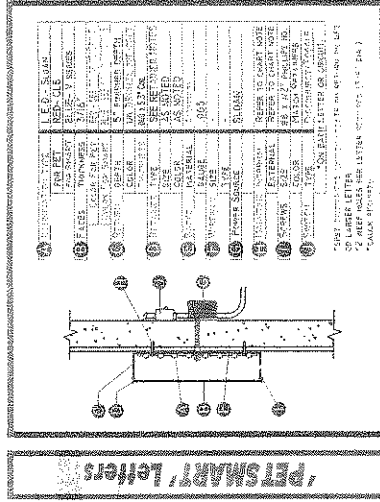
LETTER RETAINER NOTES:

Retainers for LETTER SETS 48" and UNDER (Bounce & Ball included) will be 1" BLACK TRIM CAP.

Retainers for LETTER SETS 12" (Bounce & Ball included) will be MEDIUM ALUMINUM. Retainers will be Black Powder Coated.

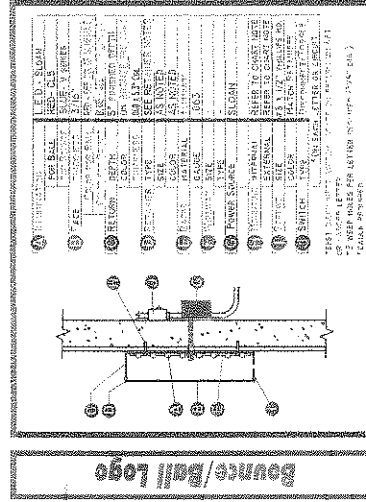
Retainers for LETTER SETS 36" and ABOVE (Bounce & Ball included) will be ALUMINUM. 36", 50" and 72" will be LARGE ALUMINUM.

Retainers will be Black Powder Coated.



Color Schedule:

- Faces - #2283 RED Plexiglas Or Cyro #211-1 RED. Returns will be DARK BRONZE. Retainers will be BLACK.
- Faces - #2051 BLUE Plexiglas Or Cyro #607-1 BLUE. Returns will be DARK BRONZE. Retainers will be BLACK.



Kieffer & Co., Inc.
2205 KIEFFER & CO., INC.
688 East Street - Lincolnshire, IL 60069
PHONE: (630) 508-1285 FAX: (630) 520-1544
WWW.KIEFFERCO.COM

PETSMART
CUSTOMER: VARIOUS
LOCATION: VARIOUS
SALESMAN: MM DESIGNER: LMK
DATE: 5/25/05

UL LISTED
UL Artwork Design Survey
LED LAYOUT PAGES PER CHART

COMPANION PAGES PER CHART
LED LAYOUT PAGES PER CHART

REVISION: INITIALS: DATE:
DWB 10/19/05
RETAINER TYPES, Notations added/updated LMK 1/26/06
RETAINER TYPES, Notations added/updated LMK 1/26/06
RETAINER TYPES, Notations added/updated LMK 2/8/06
Chg. 48" from medium to large retainer per JF DWB 3/9/06
ROTATE/ALLEN LOGO per customer art (5/06 Logo) LMK 5/5/06
Chg. P4 to P5 LMK 5/5/06
TO NEW P-06 LOGO per customer ART - New P4ms LMK 6/11/06
Illumination to SLOAN Channel LED4 TS 1/25/07
Chg. 1/4" threaded rod & nut at below 48" DWB 04/22/09
Chg. LED description to per manufacturing DWB 10/30/09
Updated retainer size/type cut offs DWB 10/19/09

P51447

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NOV 09 2012

PETSMART

Individual Internally Illuminated REMOTE L.E.D. Letter Set

Schedule C, Dated 4/12/2005



Individual Internally Illuminated REMOTE L.E.D. Letter Set

Kieffer & Co., Inc.
585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1235 FAX: (847) 520-1543
www.kieffer.com

PETSMART

CUSTOMER: PETSMART
LOCATION: VARIOUS
SALES/REP: LB
DATE: 1/24/05
DESIGNER: LMK

COMPANION FILES
850972B
UL LISTED
UL 850972B

C
stroke

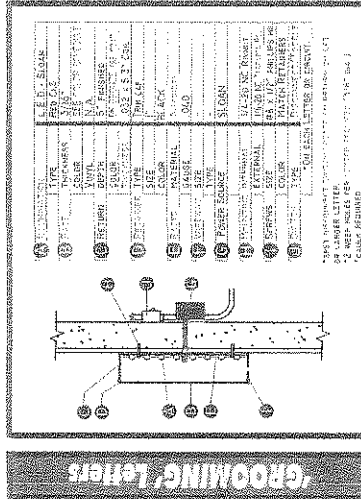
Letter Set layout

Scale 3/4" = 1'-0"

VARIOUS SIZES				
RETAINER	A	S	C	AREA - Sq. Ft. LED LAYOUT
GR. LED RM-12	12"	7'-8 1/4"	4 3/8"	7.68
GR. LED RM-15	15"	9'-10 5/8"	5 5/8"	12.35
	20"	13'-17/8"	7 1/2"	21.92

Color Schedule:

Faces - #2283 RED Plexiglas Or Cyro #211-1 RED.
Returns will be DARK BRONZE. Retainers will be BLACK.



- REVISION: INITIALS: DATE:
- Retainers and Returns to BLACK
 - Retainer specifications/notations
 - Schedule C notation added
 - TO VARIOUS SIZE dwg. - Added 12" Size
 - Returns to DARK BRONZE
 - Illumination to SLOAN Channel LED4
 - TS 03/18/08
 - TS 01/22/09
 - 20" std. letter set added
 - Chg. from 5/16" to 1/4" (input)
 - DWB 4/23/09
- JRS 12/5/11

B50972

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0130-0030-0060	Account Number 27485
Prior Parcel ID --	
Property Owner OCW RETAIL ROCHESTER LLC	Property Location 150 WASHINGTON ST
% WILDER CO	Property Use SHOP CTR
Mailing Address 800 BOYLSTON ST PRU TOWER STE 1300	Most Recent Sale Date 5/1/2007
	Legal Reference 3525-856
City BOSTON	Grantor 1993 FLATLEY FAMILY TRUST %
Mailing State MA Zip 02199	Sale Price 35,700,016
Parcel/Zoning B2	Land Area 44,000 acres

Current Property Assessment

Card 1 Value	Building Value 1,251,000	Yard Items Value 818,800	Land Value 4,439,800	Total Value 6,308,200
Total Parcel Value	Building Value 17,046,000	Xtra Features Value 624,000	Land Value 4,439,800	Total Value 22,979,800

Building Description

Building Style RETAIL	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 3	Frame Type STEEL	Basement Floor N/A
Year Built 2007	Roof Structure FLAT	Heating Type FORCED H/A
Building Grade GOOD (*)	Roof Cover MEMBRANE	Heating Fuel GAS
Building Condition Average	Siding CONC BLOCK	Air Conditioning 100%
Finished Area (SF) 17280	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 6	# of Other Fixtures 0

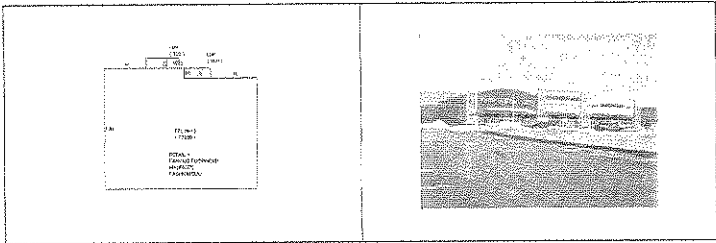
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577. STATE TAKING 3.85 ACRES BK 3243 PG 908

Narrative Description of Property

This property contains 44,000 acres of land mainly classified as SHOP CTR with a(n) RETAIL style building, built about 2007, having CONC BLOCK exterior and MEMBRANE roof cover, with 3 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 6 half bath(s).

Property Images



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

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0130-0038-0000	Account Number	27485
Prior Parcel ID	--		
Property Owner	OCW RETAIL ROCHESTER LLC	Property Location	100 WASHINGTON ST
	% WILDER CO	Property Use	SHOP CTR
Mailing Address	300 BOYLSTON ST PRU TOWER STE 1300	Most Recent Sale Date	5/1/2007
		Legal Reference	3525-855
City	BOSTON	Grantor	1993 FLATLEY FAMILY TRUST %
Mailing State	MA	Zip	02109
Parcel Zoning	B2	Sale Price	35,700,015
		Land Area	0.000 acres

Current Property Assessment

Card 2 Value	Building Value	4,555,000	Yard Items Value	0	Land Value	0	Total Value	4,555,000
Total Parcel Value	Building Value	17,916,000	Xtra Features Value	624,000	Land Value	4,439,800	Total Value	22,979,800

Building Description

Building Style	RETAIL	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	STEEL	Basement Floor	N/A
Year Built	2007	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	GOOD (+)	Roof Cover	MEMBRANE	Heating Fuel	GAS
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	100%
Finished Area (SF)	88453	Interior Walls	DRYWALL	# of Bent 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	0

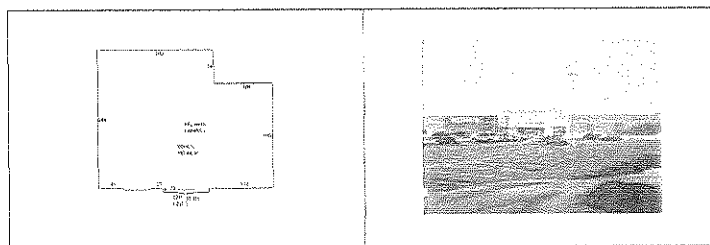
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577. STATE TAKING 3.85 ACRES BK 3243 PG 908

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as SHOP CTR with a(n) RETAIL style building, built about 2007, having CONC BLOCK 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.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0130-0030-0000	Account Number	27485
Prior Parcel ID	--		
Property Owner	OCW RETAIL ROCHESTER LLC % WILDER CO	Property Location	100 WASHINGTON ST
Mailing Address	800 BOYLSTON ST PRU TOWER STE 1300	Property Use	SHOP CTR
		Most Recent Sale Date	5/1/2007
City	BOSTON	Legal Reference	3026-856
		Grantor	1993 FLATLEY FAMILY TRUST %
Mailing State	MA	Zip	02199
Parcel Zoning	B2	Sale Price	25,700,016
		Land Area	0.000 acres

Current Property Assessment

Card 3 Value	Building Value	9,466,000	Yard Items Value	7,200	Land Value	0	Total Value	9,473,200
Total Parcel Value	Building Value	17,916,000	Xtra Features Value	624,000	Land Value	4,439,800	Total Value	22,979,800

Building Description

Building Style	RETAIL	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	CONC BLOCK	Basement Floor	N/A
Year Built	2007	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	GOOD	Roof Cover	MEMBRANE	Heating Fuel	GAS
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	100%
Finished Area (SF)	139405	Interior Walls	AVERAGE	# of Berrt 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	15

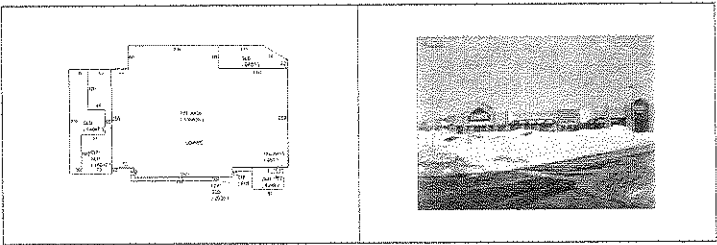
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577, STATE TAKING 3.85 ACRES BK 3243 PG 908

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as SHOP CTR with a(n) RETAIL style building, built about 2007 , having CONC BLOCK 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.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	9130-0035-0006	Account Number	27485
Prior Parcel ID	--		
Property Owner	OCW RETAIL ROCHESTER LLC	Property Location	160 WASHINGTON ST
	% WILDER CO	Property Use	SHOP CTR
Mailing Address	860 BOYLSTON ST PRU TOWER STE 1300	Most Recent Sale Date	5/1/2007
		Legal Reference	3525-885
City	BOSTON	Grantor	1903 FLATLEY FAMILY TRUST %
Mailing State	MA	Zip	02199
ParcelZoning	B2	Sale Price	35,709,016
		Land Area	0.009 acres

Current Property Assessment

Card 4 Value	Building Value	1,443,000	Yard Items Value	0	Land Value	0	Total Value	1,443,000
Total Parcel Value	Building Value	17,916,000	Xtra Features Value	624,000	Land Value	4,439,800	Total Value	22,979,800

Building Description

Building Style	RETAIL	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	9	Frame Type	WOOD	Basement Floor	N/A
Year Built	2007	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	GOOD	Roof Cover	MEMBRANE	Heating Fuel	GAS
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	100%
Finished Area (SF)	22860	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	5	# of Other Fixtures	0

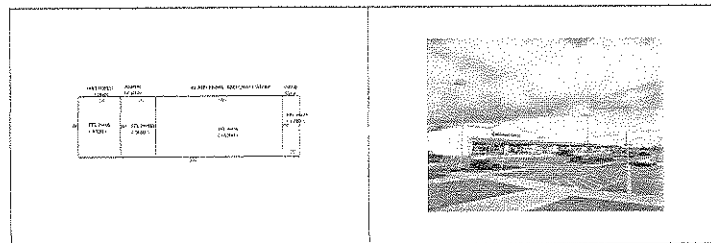
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577. STATE TAKING 3.85 ACRES BIK 3243 PG 908

Narrative Description of Property

This property contains 0.009 acres of land mainly classified as SHOP CTR with a(n) RETAIL style building, built about 2007, having CONC BLOCK exterior and MEMBRANE roof cover, with 9 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 5 half bath(s).

Property Images



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

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	8130-9038-0660	Account Number	27435
Prior Parcel ID	--		
Property Owner	OCW RETAIL ROCHESTER LLC	Property Location	160 WASHINGTON ST
	% WILDER CO	Property Use	SHOP CTR
Mailing Address	800 BOYLSTON ST PRU TOWER STE 1300	Most Recent Sale Date	5/1/2007
		Legal Reference	3525-855
City	BOSTON	Grantor	1993 FLATLEY FAMILY TRUST %
Mailing State	MA	Sale Price	25,700,016
Zip	02199		
Parcel/Zoning	B2	Land Area	0.000 acres

Current Property Assessment

Card 5 Value	Building Value	542,900	Yard Items Value	0	Land Value	0	Total Value	542,900
Total Parcel Value	Building Value	17,916,000	Xtra Features Value	624,000	Land Value	4,430,300	Total Value	22,979,300

Building Description

Building Style	RETAIL	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	0	Frame Type	WOOD	Basement Floor	N/A
Year Built	2007	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	GOOD	Roof Cover	MEMBRANE	Heating Fuel	GAS
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	100%
Finished Area (SF)	7500	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	6	# of Other Fixtures	0

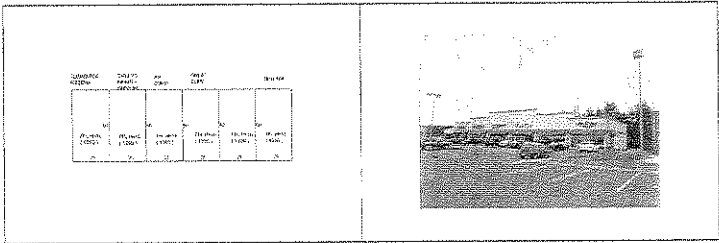
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577. STATE TAKING 3.85 ACRES BK 3243 PG 908

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as SHOP CTR with a(n) RETAIL style building, built about 2007, having CONC BLOCK exterior and MEMBRANE roof cover, with 6 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 6 half bath(s).

Property Images



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

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0130-0028-0000	Account Number	27485
Prior Parcel ID	--		
Property Owner	OCW RETAIL ROCHESTER LLC	Property Location	160 WASHINGTON ST
	% WILDER CO	Property Use	SHOP CTR
Mailing Address	800 BOYLSTON ST PRU TOWER STE 1300	Most Recent Sale Date	5/1/2007
		Legal Reference	3525-856
City	BOSTON	Grantor	1903 FLATLEY FAMILY TRUST %
Mailing State	MA	Zip	02109
Parcel Zoning	B2	Sale Price	35,700,016
		Land Area	0.000 acres

Current Property Assessment

Card 7 Value	Building Value 389,100	Yard Items Value 0	Land Value 0	Total Value 389,100
Total Parcel Value	Building Value 17,916,000	Xtra Features Value 624,000	Land Value 4,439,800	Total Value 22,970,000

Building Description

Building Style	FAST FOOD	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	N/A
Year Built	2007	Roof Structure	HIP	Heating Type	FORCED H/A
Building Grade	GOOD (*)	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	STUCCO	Air Conditioning	100%
Finished Area (SF)	1820	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

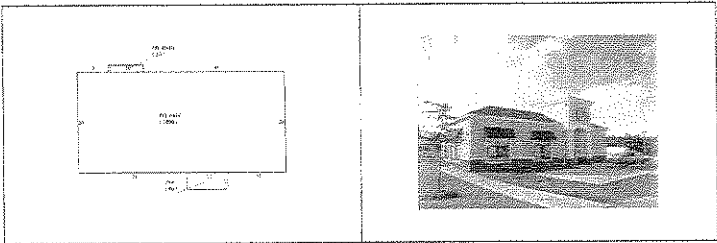
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577. STATE TAKING 3.85 ACRES BK 3243 PG 908

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as SHOP CTR with a(n) FAST FOOD style building, built about 2007 , having STUCCO exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



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

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	9130-9835-6098	Account Number	27485
Prior Parcel ID	--	Property Location	180 WASHINGTON ST
Property Owner	OCW RETAIL ROCHESTER LLC	Property Use	SHOP CTR
	% WILDER CO	Most Recent Sale Date	5/1/2007
Mailing Address	800 BOYLSTON ST PRU TOWER STE 1300	Legal Reference	3525-855
		Grantor	1993 FLATLEY FAMILY TRUST %
City	BOSTON		
Mailing State	MA	Zip	02199
Parcel Zoning	B2	Sale Price	35,780,016
		Land Area	0.000 acres

Current Property Assessment

Card 7 Value	Building Value 389,100	Yard Items Value 0	Land Value 0	Total Value 389,100
Total Parcel Value	Building Value 17,916,000	Xtra Features Value 624,000	Land Value 4,439,800	Total Value 22,079,800

Building Description

Building Style	FAST FOOD	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	N/A
Year Built	2007	Roof Structure	HIP	Heating Type	FORCED H/A
Building Grade	GOOD (+)	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	STUCCO	Air Conditioning	100%
Finished Area (SF)	1820	Interior Walls	DRYWALL	# of Bsm't Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

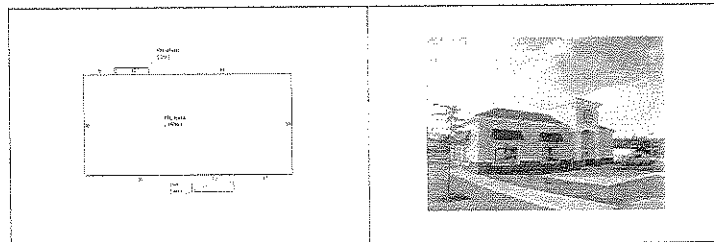
Legal Description

EASEMENT TO FAIRPOINT & PSNH BK 3740 PG 577. STATE TAKING 3.85 ACRES BK 3243 PG 608

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as SHOP CTR with a(n) FAST FOOD style building, built about 2007, having STUCCO exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



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

City of Rochester, NH
Please Print or Type

NOV 09 2012

Planning Dept.

Project Address:

160 Washington St., Rochester, NH (Petormant)

LEGAL OWNER OF SUBJECT LOT

ABUTTING LOT OWNERS

100

Name of Professional or Easement Holder

on this date: 11-09-2012, This is page of pages.

Staff Verification:

RECEIVED

2130-0038-0000

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Abutters List
Lots 130-38, 246-21
The Rochester Shoppes
Rochester, New Hampshire

FEB 29 2012

23
total
page 174
12

OWNERS

1. Map 130, Lot 38
OCW Retail-Rochester, LLC
c/o The Wilder Companies
Prudential Tower
800 Boylston Street - Suite 1300
Boston, MA 02199

ABUTTERS

1. Map 246, Lot 21
OCW Retail-Rochester LLC
c/o The Wilder Companies
Prudential Tower
800 Boylston Street - Suite 1300
Boston, MA 02199

2. Map 123, Lot 68
Motiva Enterprises, L.L.C.
Facility 10, Mail Stop 1054
P.O. Box 36230
Louisville, KY 40233-6230

Gty MA/NH Leasing Inc.
125 Jericho Tpk. Suite 103
Jericho, NY 11753

3. Map 123, Lot 78
White Caps Acquisitions LLC
15 Seal Cove Road
Hingham, MA 02043-1029

4. Map 129, Lot 2
Roman Catholic Bishop
Finance Real Estate Office
P.O. Box 310
Manchester, NH 03105-0310

5. Map 129, Lot 3
City Of Rochester
City Manager's Office
31 Wakefield Street
Rochester, NH 03867-1916

No Need to send to
City -

5

ABUTTERS - continued

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6. Map 130, Lot 28
Monica R. Wolanek
21 Janet Street
Rochester, NH 03867-4409

Parker, Michelle
21 Janet Street
Rochester, NH 03867-4409

7. Map 130, Lot 29
David and Pamela J. Talon
19 Janet Street
Rochester, NH 03867-4409

8. Map 130, Lot 30
Jas. A. Dickson Rev Trust
Jas. A. Dickson Trustee
17 Janet Street
Rochester, NH 03867-4409

Share R and Sheena D. Downs
17 Janet Street
Rochester, NH 03867-4409

9. Map 130, Lot 39
Arthur and Vicki L. Walker
174 Washington Street
Rochester, NH 03839-5504

10. Map 130, Lot 40
Ronald and Patricia LeClair
176 Washington Street
Rochester, NH 03839-5504

11. Map 130, Lot 41
Washington Street Professional Center, LLC
P.O. Box 1608
Rochester, NH 03866-1608

Washington St. Partners, LLC
% Chesapeake Development, LLC
→ 501 Daniel Webster Highway
Merrimack, NH 03054

12. Map 130, Lot 42
Public Service Co. of New Hampshire
Tax Accounting
P.O. Box 3430
Manchester, NH 03105-3430

13. Map 130, Lot 43
Route 202 L.L.C.
c/o Jean M. Kane
117 Bow Street
Portsmouth, NH 03801

maybe 43-1?

13a Map 130, Lot 43 - 0001

Route 202 LLC
% Jean M. Kane
117 Bow Street
Portsmouth, NH 03801

ABUTTERS - continued

(3)

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- ✓ 14. Map 130, Lot 44
Walter H. Jr. and Brenda J. Barstow ✓
2 Florence Drive
Rochester, NH 03867-4221
- ✓ 15. Map 130, Lot 53
David T. and Tammi I. Shevenell ✓
1 Florence Drive
Rochester, NH 03867-4222
- ✓ 16. Map 237, Lot 1
Donald F. Jr. & Paula McCallion ✓
~~7 Jody Lane~~ 7- Sodi LANE
Strafford, NH 03884-6245
- ✓ 17. Map 237, Lot 1-1
Donald & Paul McCallion/Lori Ann Thomas
~~P.O. Box 7143~~ 7 ~~Jody Lane~~ Sodi LANE
~~Rochester, NH 03884-7143~~ Strafford, NH 03884-6245
18. Map 246, Lot 20
City of Rochester
City Manager's Office
31 Wakefield Street
Rochester, NH 03867-1916
No Need to send to City
- ✓ 19. Map 246, Lot 22
Rita A. Laurion ✓
2 Rochester Hill Road
Rochester, NH 03867
- ✓ 20. Map 246, Lot 24 ✓
Dorothy K. Thone
92 Chesley Hill Road
Rochester, NH 03839-5501

22
abutters
Total

$$22 \times 3.40 =$$

\$74.80

Map 246, Lot 24-0001
Dorothy K Thone
92 Chesley Hill Rd.
Rochester, NH 03839-5501

Map 246, Lot 24-0002
Dorothy K. Thone
92 Chesley Hill Rd.
Rochester, NH 03839-5501

staff verified
3/2/12 dl

(2)