

**Application for Conditional Use**  
**Conditional Uses and Buffer Reductions**  
**Section 42.19 - Conservation Overlay District**  
**City of Rochester, NH**

Date: February 8, 2012

**Property information**

Tax map #: 131 Lot #'s): 5 Zoning district: B-2

Property address/location: 18 Gonic Road

Name of project (if applicable): \_\_\_\_\_

**Property owner**

Name (include name of individual): 26 Derry Road Realty Holdings, LLC/Leslie Feliciano

Mailing address: 26 Derry Street; Hudson, NH 03051

Telephone #: 332-7800 Fax 332-0308

**Applicant/developer** (if different from property owner)

Name (include name of individual): Associates in Family Dentistry/Leslie Feliciano

Mailing address: 18 Gonic Road; Rochester, NH 03867

Telephone #: 332-7800 Fax #: 332-0308

**Engineer/designer**

Name (include name of individual): Norway Plains Assoc., Inc./Art Nickless

Mailing address: P.O. Box 249; Rochester, NH 03866-0249

Telephone #: 335-3948 Fax #: 332-0098

Email address: anickless@norwayplains.com Professional license #: 676

**Proposed Project**

Please describe the proposed project: 1,200 sf. 2-story addition to an existing dental office (2,400 sf. total). This will require a 12-foot encroachment into the 75-foot buffer to the Cocheco River.

Please describe the existing conditions: 2,000 s.f., 2-story dental office (4,000 s.f. total); the existing building and parking was constructed long before the CO District was created so there has already encroachment into the buffer.

## **Buffer Reductions**

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, or the application of the CO district eliminates greater than 50% of the buildable area located on the parcel or in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

Given the layout of the existing building on the lot, there isn't a reasonable alternate location for the addition.

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

An equal amount of impervious pavement will be removed to coincide with the area of the building footprint. Therefore, there will be no net gain of impervious area which will mitigate any impact the addition might have had on drainage into the river.

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

While there is 724 s.f. of existing pavement located within the buffer, 320 s.f. of that existing pavement will be removed as part of this proposal.

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

As proposed, the addition encompasses about 208 s.f. of the 38,118 s.f. buffer, or 1/2 percent of the total area!

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

BMPs will obviously be a part of the site plan for this addition.

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**Conservation Commission Recommendation:**

Name of project

**Recommendation:**

- Comments/recommended conditions:**

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date

**date**