



Planning & Zoning
Community Development
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: www.rochesternh.net

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, December 8, 2010** in the City Hall Council Chambers concerning the following:

2010-35 Application by Rochester Housing Authority for a special exception pursuant to Article 42.23 Section (c) (26) of the City's Zoning Ordinance to allow elderly housing in the Residential 2 Zone.

Location: 194 Brock Street
Tax Map 131, Lot 62-2, Residential 2 Zone

You are welcome to attend the public hearing and comment on the proposal. You can also submit comments by letter, fax, or email (caroline.lewis@rochesternh.net). The project application is available for review by the public in the Planning Department, or you can view the entire application on the City's website – www.rochesternh.net. Click on *Boards & Commissions*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability requiring special provisions for your participation.

Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.

Caroline Lewis, Zoning Secretary

cc: file



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NOV 17 2010

Planning Deal

P2
175.
✓ #1073

APPLICATION FOR SPECIAL EXCEPTION

**TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-35

DATE FILED 11-17-10

C. L...
ZONING BOARD CLERK

Phone No. 332-4126

Name of applicant Rochester Housing Authority

Address 77 Olde Farm Lane, Rochester, NH
(if same as applicant, write "same")

Owner of Property Concerned Rochester Family Housing, Inc.
(if same as applicant, write "same")

Address c/o Rochester Housing Authority, 77 Olde Farm Lane, Rochester, NH
(if same as applicant, write "same")

Location of property Brock Street (194)

Map No. 131 Lot No. 62-2 Zone R-2

The undersigned hereby requests a special exception as provided in

Article: 42 Section: 23(C)(26) of the Zoning Ordinance

To allow elderly housing in the Residence 2 (R-2) District.

Description of Property	432.13 ft	480.19 Rt/784.68 Lt	941 along river
(give length of the lot lines)	Frontage	Sides	Rear

Proposed use or existing use affected Construction of 12 units of elderly housing on
vacant land formerly used as a salvage yard.

Signed Stacey Price Date 11/16/2010
(Applicant)



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Planning Dept.

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

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Proposed use or existing use affected Construction of 12 units of elderly housing on
vacant land formerly used as a salvage yard.

Signed Stacey L Rice Date 11/16/2010
(Applicant)

CIVILWORKS, INC.

Civil Engineers
Land Surveyors

P.O. Box 1166
Dover, NH 03821-1166

603-749-0443
(Facsimile) 603-749-7348

November 16, 2010

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NOV 17 2010

Planning Dept.

City of Rochester
Planning & Development Department
31 Wakefield Street
Rochester, NH 03867-1917

Attn: Ralph Torr, Chair
Zoning Board of Adjustment

Subject: Special Exception Request
Marsh View Housing for the Elderly
Tax Map 131, Lot 62-2
Brock Street, Rochester
Our Reference No. 09117

Dear Mr. Torr:

Please find attached the following materials submitted on behalf of our client, Rochester Housing Authority, pursuant to an Application for Special Exception in accordance with Section 42.23(C)(26) of the Ordinance:

- 1) One (1) Application for Special Exception
- 2) Ten (10) copies of Narrative Accompanying Request for Special Exception
- 3) Ten (10) copies of a plan entitled "Site Plan, Marsh View Housing for the Elderly, Brock Street, Rochester"
- 4) Abutters List and two (2) sets of mailing labels
- 5) Check payable to the City of Rochester for the sum of \$223.60

R. Torr, Rochester Zoning Board of Adjustment
Marsh View, Brock Street, Rochester, ORN 09117
November 16, 2010
Page Two

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Planning Dept.

We look forward to presenting and discussing this application at your regularly scheduled meeting on December 8th. Please feel free to contact us if you should require any additional information.

Best Regards,
CIVILWORKS, INC.

A handwritten signature in dark ink, appearing to read "Dana C. Lynch". The signature is fluid and cursive, with the first name "Dana" being more prominent.

Dana C. Lynch, P.E.

Enclosures

cc: Stacey Price
Otis Perry

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NOV 17 2010

Planning Dept.

**NARRATIVE ACCOMPANYING
REQUEST FOR SPECIAL EXCEPTION**

Marsh View Housing for the Elderly
Rochester Housing Authority
Brock Street, Rochester
Tax Map 131, Lot 62-2

The applicant hereby requests a Special Exception for Elderly Housing in the Residence 2 (R-2) zoning district pursuant to Section 42.23(c)(26) of the Ordinance. In accordance with the parameters for granting the subject Special Exception, we offer the following:

- A. The number of dwelling units proposed is 12 units where a maximum of 14 units is allowed.
- B. The subject Lot 62-2 has approximately 432 ft. of frontage on Brock Street where 60 ft. is required.
- C. The rear building setback exceeds 250 ft. where 25 ft. is required.
- D. Twelve (12) resident parking spaces (covered) plus five (5) visitor spaces are provided where twelve (12) spaces are required.
- E. The project will be connected to existing sewer and water utilities in Brock Street
- F. The project is located within 0.5 miles of existing services and amenities including shopping, restaurants, bank, service stations and credit union.
- G. No commercial use is proposed on the site
- H. The applicant is amenable to the age restriction and documentation requirements set forth in this paragraph as a condition of granting of the requested Special Exception.
- I. Not applicable

NOTES:
1. THE PLAN IS INTENDED TO PRESENT A 12 UNIT ELDERSHIP RESIDENTIAL DEVELOPMENT OF THE SUBJECT PARCEL.

2. OWNER OF SUBJECT PARCEL:
ROCHESTER FAMILY HOUSING, INC.
100 BROOK STREET, SUITE 100
ROCHESTER, NH 03067

3. REFERENCE PLANS:
A) PRELIMINARY PLAN OF 1200 SQ. YD. BROADWAY STREET, ROCHESTER, NH, ASSOCIATES, INC., SCALE: 1"=40', DATED: APRIL, 1987
B) PRELIMINARY PLAN OF 1200 SQ. YD. BROADWAY STREET, ROCHESTER, NH, ASSOCIATES, INC., SCALE: 1"=40', DATED: APRIL, 1987
C) PRELIMINARY PLAN OF 1200 SQ. YD. BROADWAY STREET, ROCHESTER, NH, ASSOCIATES, INC., SCALE: 1"=40', DATED: APRIL, 1987
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4. PARCEL IS LOCATED IN THE R-2 (RESIDENTIAL 2 ZONE) WITH THE FOLLOWING DIMENSIONS:
FRONT SETBACK - 15 FT.
SIDE SETBACK - 10 FT.
REAR SETBACK - 25 FT.
MIN. FRONTAGE - 40 FT.

5. TOTAL PARCEL AREA = 7.67 ACRES OR 334,163 S.F.
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8. PARCEL IS LOCATED IN THE R-2 (RESIDENTIAL 2 ZONE) WITH THE FOLLOWING DIMENSIONS:
FRONT SETBACK - 15 FT.
SIDE SETBACK - 10 FT.
REAR SETBACK - 25 FT.
MIN. FRONTAGE - 40 FT.

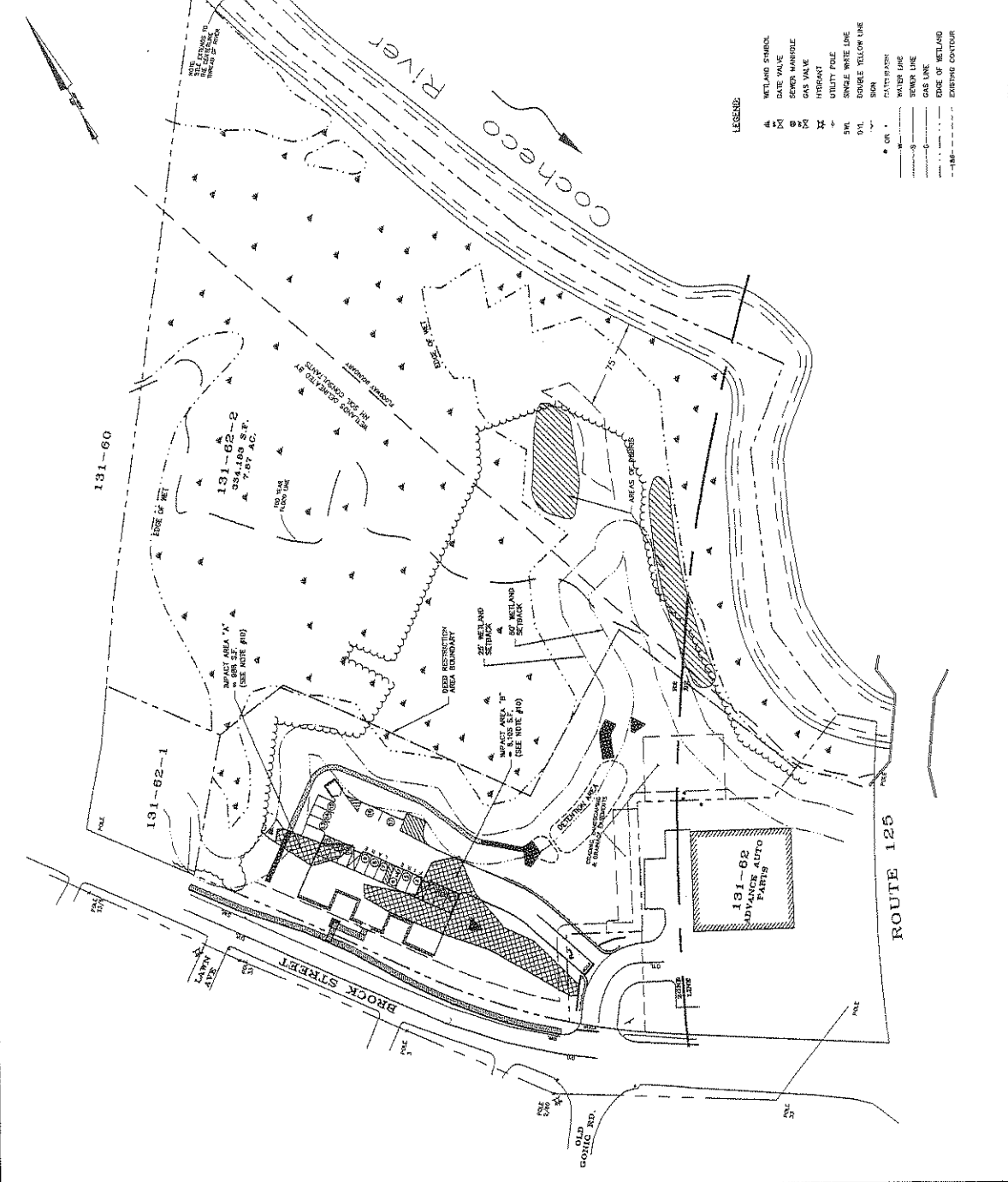
9. WETLAND DETERMINATION PERFORMED BY NHDPS IN 2004.
10. WETLAND IMPACT AREAS ARE IDENTIFIED AS FOLLOWS:
A. 27 WETLAND SETBACK - 8,000 S.F.
B. 60' WETLAND SETBACK - 8,000 S.F.

11. THE AREA WITHIN THE 1200 SQ. YD. BROADWAY STREET, ROCHESTER, NH, ASSOCIATES, INC., SCALE: 1"=40', DATED: APRIL, 1987
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OVERALL SITE PLAN

MARSH VIEW HOUSING FOR THE ELDERLY
1200 SQ. YD. BROADWAY STREET, ROCHESTER, NH

PREPARED FOR:
ROCHESTER FAMILY HOUSING, INC.
100 BROOK STREET, SUITE 100
ROCHESTER, NH 03067

GRAPHIC SCALE

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Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0131-0062-0002	Account Number 27494
Prior Parcel ID --	
Property Owner ROCHESTER FAMILY HOUSING INC	Property Location 194 BROCK ST
	Property Use DEV RES LAND
Mailing Address 13 WELLSWEEP ACRES	Most Recent Sale Date 12/24/2008
	Legal Reference 3700-855
City ROCHESTER	Grantor CHAMPLIN REALTY CORP % THE
Mailing State NH Zip 03867	Sale Price 0
ParcelZoning R2	Land Area 7.670 acres

Current Property Assessment

Card 1 Value	Building Value 0	Yard Items Value 0	Land Value 76,300	Total Value 76,300
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Building Description

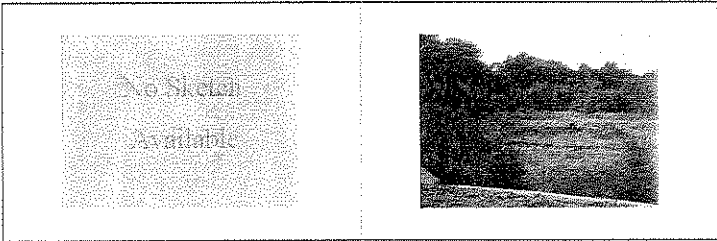
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bunk Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 7.670 acres of land mainly classified as DEV RES LAND with a(n) style building, built about N/A, having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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

Rochester Housing Authority
List of Abutters
Map 131, Lot 62-2

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Address</u>
128	243	✓ David P. & Diane L. Carignan 19 Wilson Street Rochester, NH 03867-3441
131	7	✓ McManus Route 125 LLC 112 Gates Street Portsmouth, NH 03801
131	45	✓ Marilyn Eastman (fka Marilyn J. Cilley) 3 Old Gonic Road Rochester, NH 03867-4416
131	46	✓ Timothy E. & Jeannette I. Duntley 195 Brock Street Rochester, NH 03867-4407
131	47	✓ Raymond & Muriel Trueworthy 193 Brock Street Rochester, NH 03867-4407
131	48	✓ Cynthia & Paul Couture 185 Brock Street Rochester, NH 03867
131	60	✓ Jerome J. & Virigina W. Lachance 164 Brock Street Rochester, NH 03867
131	62	✓ Primax Properties, LLC 1065 East Morehead Street, 4 th Floor Charlotte, NC 28204
131	62-1	✓ Norman P. & Stacia R. Vetter Rev. Trust Norman P. & Stacia R. Vetter, Trustees 190 Dry Hill Road Rochester, NH 03867

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner Name & Address</u>
132	46	✓ Jiffy Lube International Facility I Q M S 1398 P.O. Box 4369 Houston, TX 77210-4369
132	47	✓ 185 Charles Street LLC 14 Nature Lane Rochester, NH 03867
Surveyor:		✓ McEneaney Survey Assoc., Inc. P.O. Box 681 Dover, NH 03821-0681
Engineer:		✓ Civilworks, Inc. P.O. Box 1166 Dover, NH 03821-1166
Wetland Scientist:		✓ N.H. Soil Consultants/GZA GeoEnvironemtnal 202 Kent Place Newmarket, NH 03857
Architects:		✓ Davis Goudreau Architects, Inc. 959 Islington Street Portsmouth, NH 03801

April 2010 11-17-10